

Unit 5 Sundon Business Park

Dencora Way, Luton, LU3 3HP



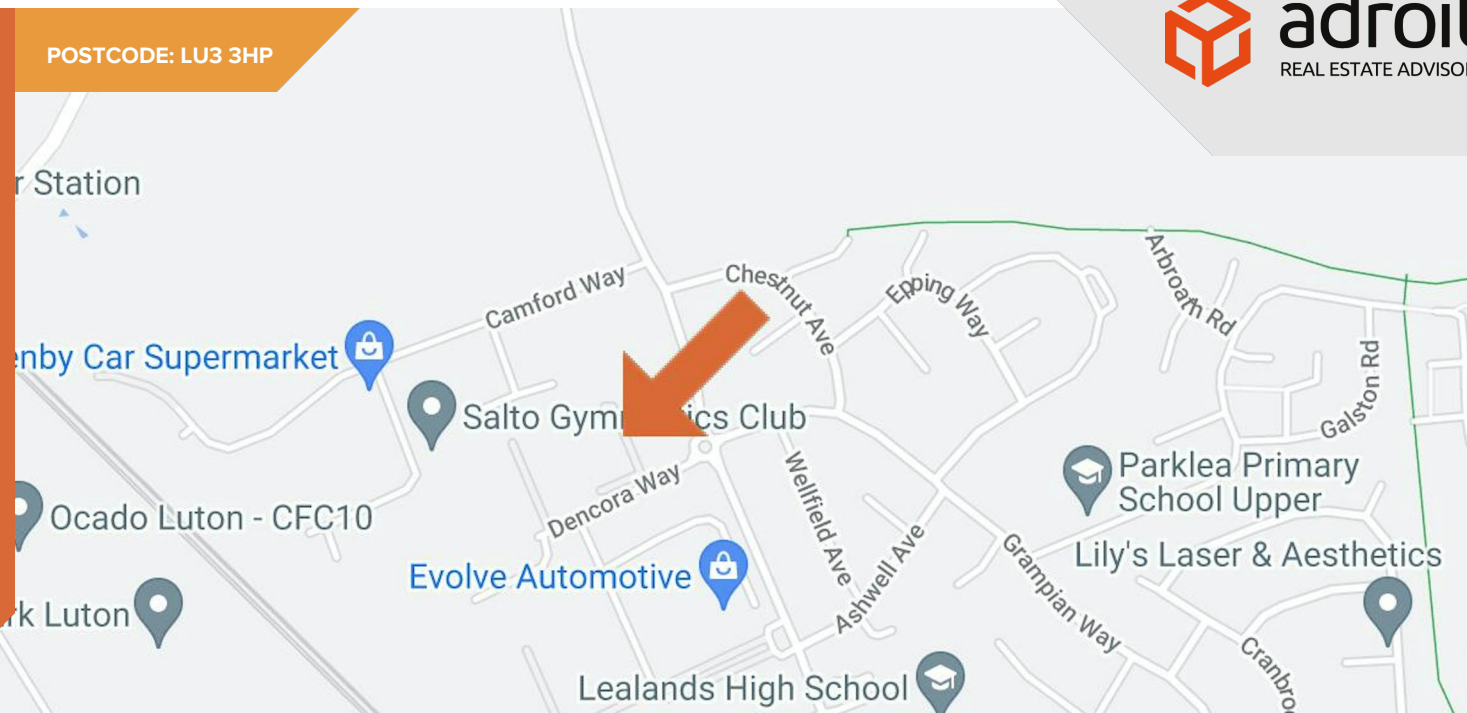
TO LET

7,342 sq ft (682.09 sq m)



POSTCODE: LU3 3HP

- 6.5m eaves height
- Separate rear loading area
- Comprehensively refurbished
- LED Lighting throughout
- Immediately available
- Heating and cooling in the offices
- Adjoining Unit 6 (9,215 sqft) also available



Description

A mid terrace warehouse unit built in the late 1990s. The unit benefits from two storey offices at the front of the unit, 6.5m eaves height within the warehouse, one level access loading door, a capped gas supply, a dedicated loading area to the rear and car parking at the front of the property. The property has been refurbished to a high standard to include redecoration and LED lighting throughout. Heating and cooling within the offices is via heat pumps. The unit will be available on a new lease.

Location

Sundon Business Park is situated just off of Sundon Park Road and forms part of the main industrial area within the north of Luton along with Camford Way, Scott Road and Park Avenue. The estate benefits from good access to the M1 Junction 11A and the A5 – M1 Link.

Luton Leagrave train station is just over 1 mile away and is one of the three stations in Luton which link the town to London St Pancras.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - Warehouse and Offices	7,342	682.09
Total	7,342	682.09



Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

D (97)

Availability

Available Q4 2023

Rent

£10.50 per sq ft

Service Charge

Applicable

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £60,000

Rates payable: £4.18 per sq ft (2023 Valuation).

Occupiers of this property may be eligible for transitional relief.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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