Unit E, Bramingham Business Park

Enterprise Way, Luton, LU3 4BU

adroit
REAL ESTATE ADVISORS

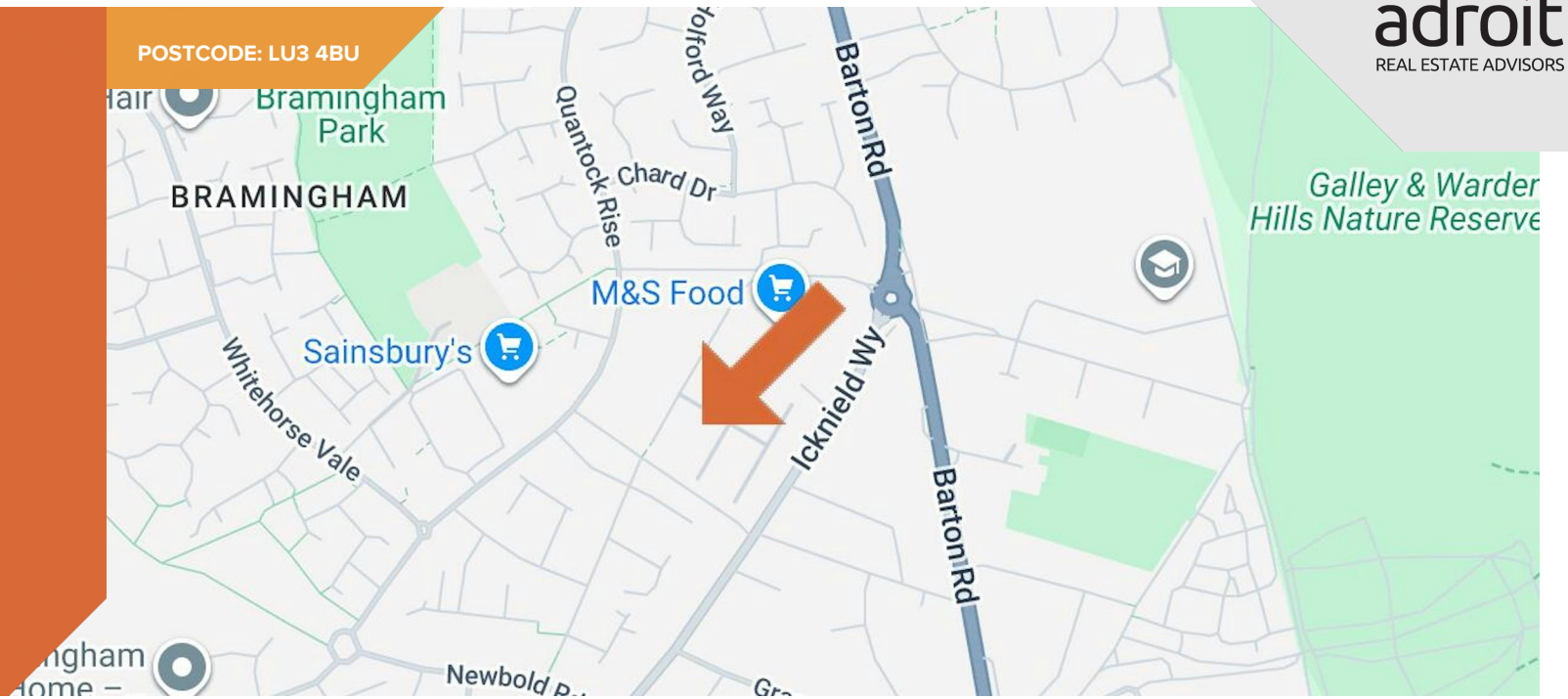


FOR SALE

9,848 sq ft (914.91 sq m)

- Detached
- First floor offices
- 6.5m eaves height
- 2 level access loading doors
- 35 car parking spaces

POSTCODE: LU3 4BU



Description

A detached industrial unit with a generous parking provision benefitting a rear loading area.

Location

Bramingham Business Park is located 3.5 miles north of Luton town centre, directly off the A6 within approximately 4 miles of junction 11 of the M1 motorway. The estate is located adjacent to Bramingham Business Park which includes Marks & Spencers Food, Costa Coffee and Aldi and close to other local facilities

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Industrial & Ancillary	7,764	721.30
1st - Offices	2,084	193.61
Total	**9,848**	**914.91**

Tenure

For Sale offering a Freehold

EPC

Available on request.

Availability

Further information is available upon request.

Price

£1,500,000

Service Charge

£2,128.33 per annum Budget year ending 2026

Legal Costs

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

Business Rates

Rateable Value of £77,000
Rates payable: £3.75 per sq ft
Based on the 2026 Valuation List ignoring transitional relief

Viewings

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

Adroit Real Estate Advisors



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