

# Unit 2 Urban Hive

Sundon Park Road, Luton, LU3 3GU



**TO LET / FOR SALE**

**7,842 sq ft** (728.55 sq m)

- 6m eaves height
- LED lighting in the warehouse
- Separate loading and parking areas
- Up and over loading door
- Mains gas
- Three phase power
- Immediately available
- Shared gated courtyard

POSTCODE: LU3 3GU



## Description

A mid terrace warehouse unit with first floor offices, 6m eaves height, LED lighting in the offices, a full height loading door and good car parking. The unit has recently been redecorated and is available on a new lease. Car parking is provided at the front of the unit and loading is via a separate dedicated area at the back of the unit.

## Location

Urban Hive sits at the front of Luton Enterprise Park, just off of Sundon Park Road. Sundon Park is one of the main commercial areas within Luton, close to M1 Junction 11A and Leagrave Train Station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	6,515	605.26
1st - Offices	1,327	123.28
<b>Total</b>	<b>7,842</b>	<b>728.54</b>





## Tenure

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

## EPC

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## Availability

Available Immediately

## Rent

£78,000 per annum

## Service Charge

Applicable. TBC

## Legal Costs

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

## Business Rates

Rateable Value of £60,000

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and S R Wood & Son Ltd

## Adroit Real Estate Advisors



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