

To Let

Warehouse Property

Modern Warehouse

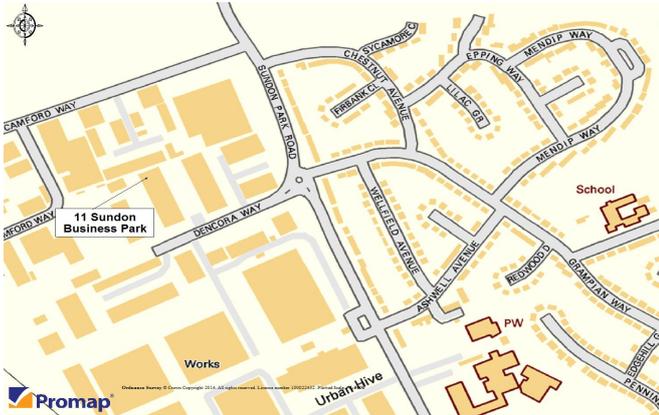
11 Sundon Business Park, Dencora Way, Luton, LU3 3HP



- 11,397 Sq Ft (1,058.8 Sq M)
- 6m eaves height
- Ground and first floor offices
- Due to be refurbished

11 Sundon Business Park, Dencora Way, Luton, LU3 3HP

Location



Sundon Business Park sits at the front of Dencora Way and Sundon Park Road within the established North Luton industrial area. M1 Junction 11 is approximately 2.5 miles away.

Leagrave railway station is approximately 1.4 miles away.

Description

The modern detached unit is of steel portal frame construction and benefits from good car parking.

The property is due to be refurbished. Further information is available on request.

- 6m eaves height
- Lighting to the warehouse
- Electric up and over door
- Gas central heating to office areas
- Suspended ceilings with Cat II lighting
- 20 car parking spaces
- Separate rear loading

Accommodation

The unit has been measured on a gross internal basis.

Accommodation	Sq Ft	Sq M
Warehouse	9,190	853.8
Ground and First Floor Offices	2,207	205.0
Total	11,397	1,058.8

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

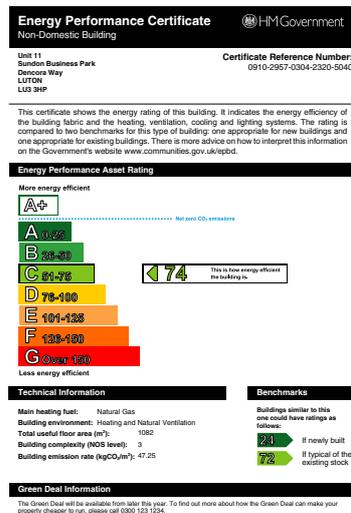
Within the 2010 Rating List the property has a rateable value of £60,000. Please note this is not the rate payable.

Further information can be obtained from www.voa.gov.uk.

Terms

The property is available on a new lease at an initial rent of £65,000 per annum.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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