

Unit 1 Stadium Industrial Estate

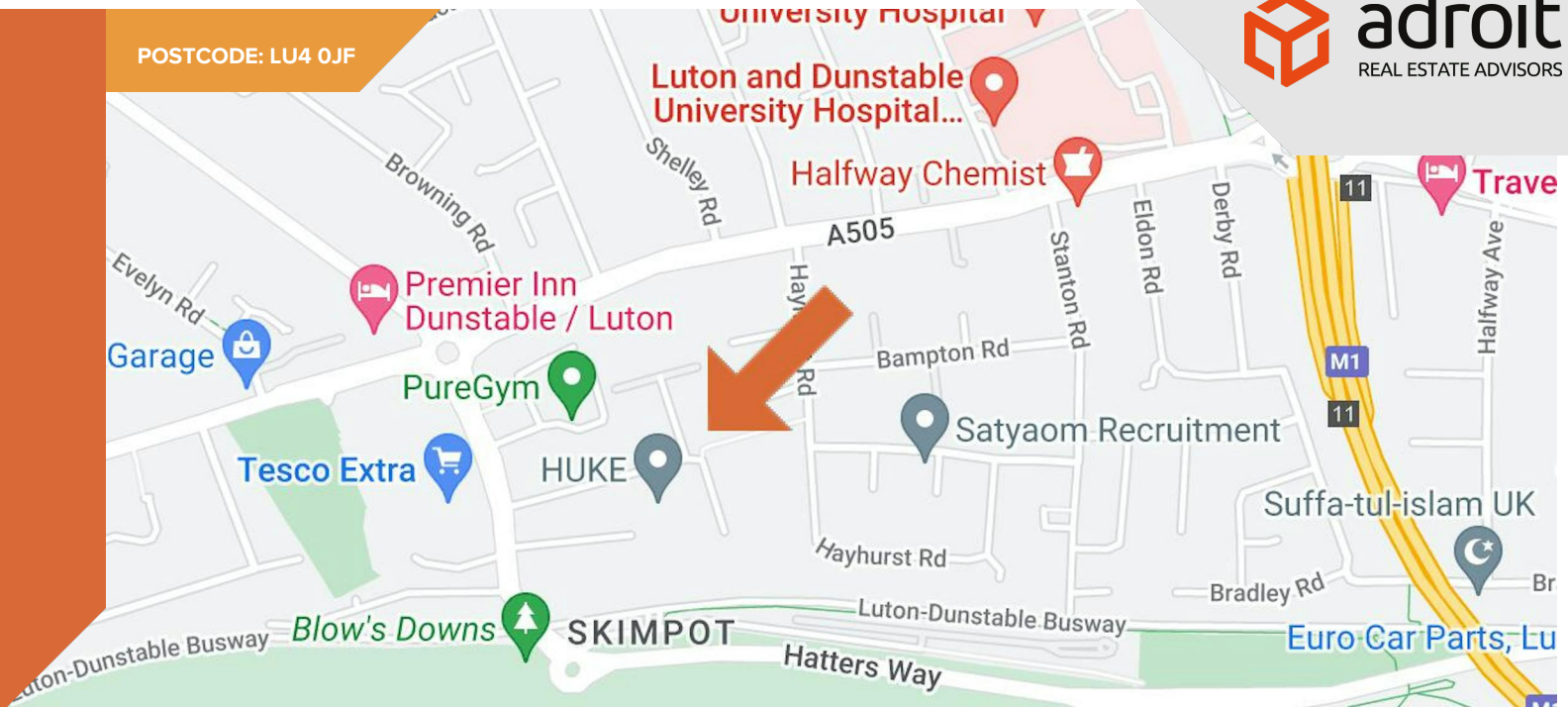
Craddock Road, Luton, LU4 0JF



TO LET

8,780 sq ft (815.69 sq m)

- Enclosed secure yard
- 6.8m eaves height
- Two storey offices
- One loading door
- Available Q2 2023



Description

An end of terrace warehouse unit awaiting refurbishment. The unit benefits from 6.8m eaves height (6m clear internal height), two storey offices, an enclosed yard and one loading door. Once refurbished the unit will be offered on a new lease.

Location

The property is located on Cradock Road, an industrial area on the Luton and Dunstable border, close to the A505 and M1 Junction 11, less than a mile away. The property sits 3.5 miles from Luton Train Station and 7 miles from London Luton Airport. The M1 - M25 Junction is approximately 14 miles away. The unit also benefits from good access to M1 Junction 11A and the A5-M1 Link road.

Howdens and Bluebay Building Products both occupy units on the estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse and Offices	7,863	730.50
1st - Offices	917	85.19
Total	8,780	815.69

Tenure

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

EPC

B (50)

Availability

Available Q2 2023

Rent

£9.50 per sq ft

Service Charge

Applicable, 2023 budget to be confirmed

Legal Costs

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

Business Rates

Rates payable: £2.16 per sq ft (2023 Valuation)

Viewings

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

Adroit Real Estate Advisors



Dan Jackson

M: 07841 684870

djackson@adroitrealestate.co.uk



www.adroitrealestate.co.uk

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