

Unit 16B Cosgrove Way

Luton, LU1 1XL

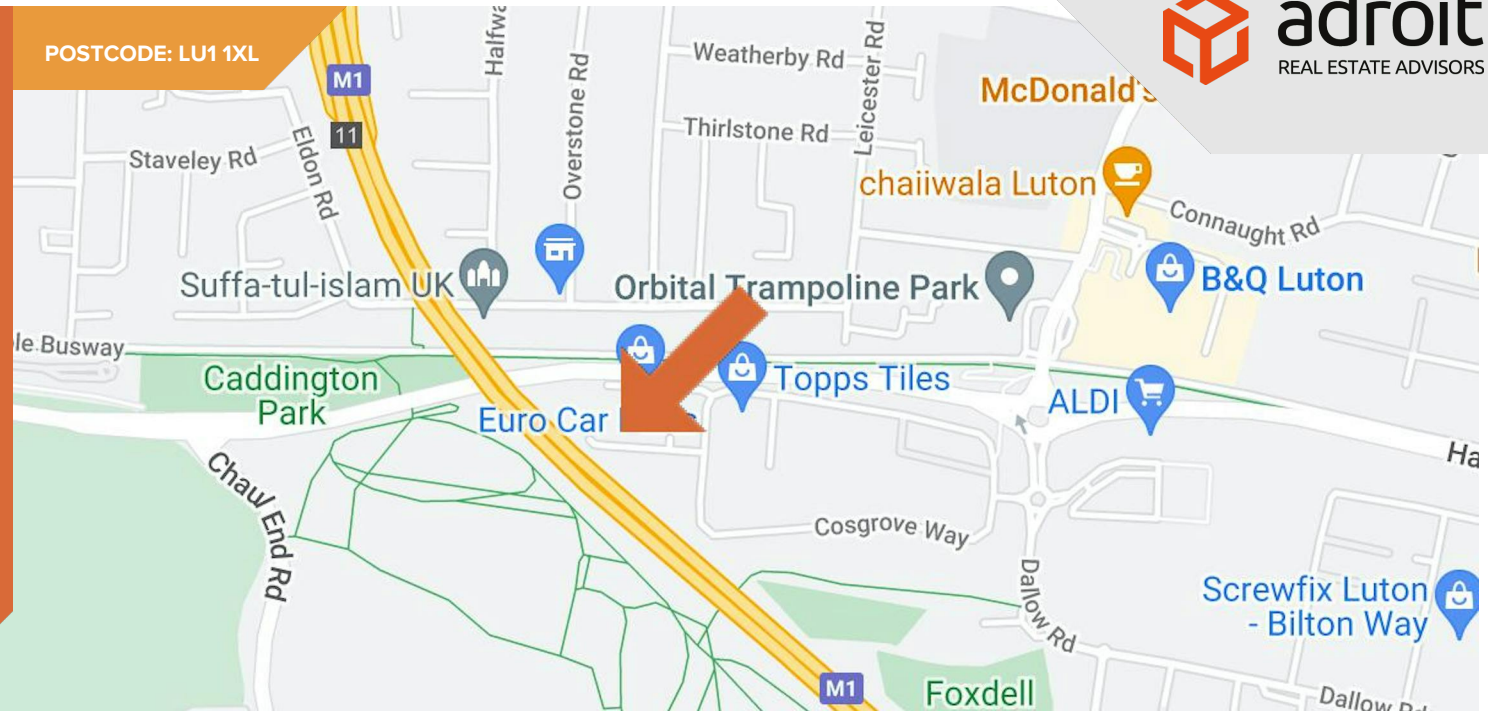


TO LET

4,659 sq ft (432.84 sq m)



- 5.65m eaves height
- Secure enclosed yard
- Established trade counter location
- LED lighting to be installed throughout
- EV Charging point

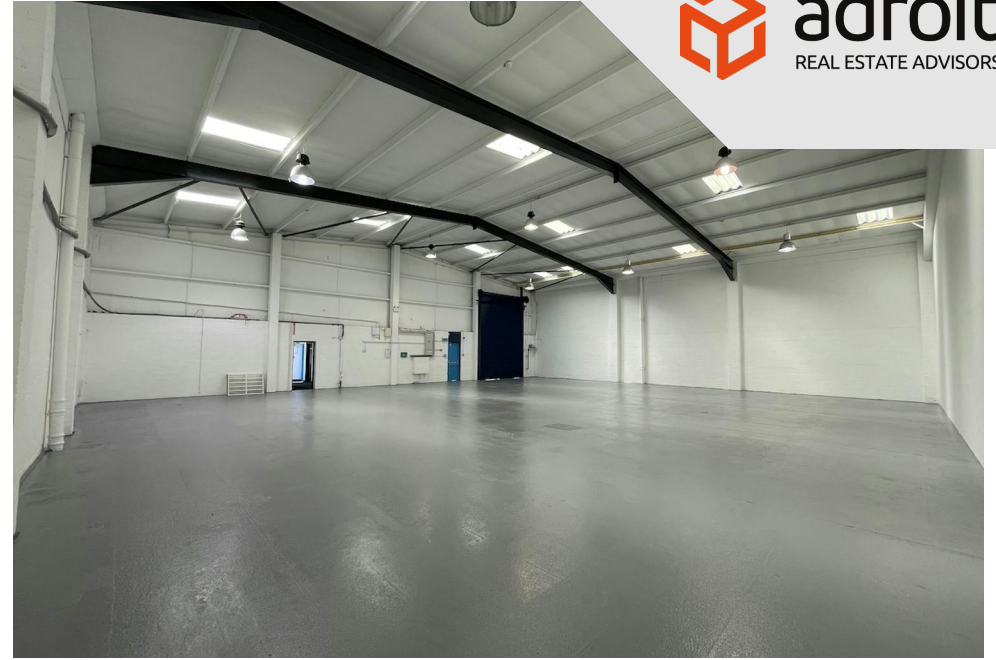


Description

The unit benefits from 5.65m eaves height, lighting within the warehouse, 3 phase power, a roller shutter door, a ground floor office and an enclosed yard. The unit has been redecorated throughout with the addition of LED lighting in the offices & warehouse and an electric charging point to follow.

Location

The unit sits on Cosgrove Way, one of the main trade counter areas off of Dallow Road, close to Luton town centre and M1 Junction 11. Nearby occupiers include Euro Car Parts, Pipe Centre, Topps Tiles, Plumb & Parts Centre, Home Tiles and Al Murad.



Tenure

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

EPC

D (78)

Availability

Available Immediately

Rent

£50,000 per annum

Service Charge

£0.36 per sq ft (2023 budget figure)

Legal Costs

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

Business Rates

Rateable Value of £38,500

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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