

## Warehouse & Secure Yard

Unit 11C Cosgrove Way, Luton, Bedfordshire, LU1 1XL

**TO LET**

6,602 SqFt (614 m<sup>2</sup>)



### LOCATION

Cosgrove Way forms a well established industrial estate favoured by trade operators. In the immediate vicinity for example are the like of KwikFit, B&Q, Topps Tiles, UPS, Euro Car Parts, etc.

### DESCRIPTION

This mid-terraced unit is of steel portal frame construction with a pitched roof. It consists primarily of warehouse, with ancillary office arranged over ground and first floor.

- Concertina shutter door = 4.29m wide x 5.00m high.
- Ridge height = 8.00m.
- Minimum eaves height = 5.10m.
- Maximum eaves height = 7.35m.
- 7 parking spaces to the rear.
- Forecourt yard with palisade fencing and gates.

### TERMS

The property is available upon a new Full Repairing & Insuring (FRI) lease, for a term to be agreed at **£72,000** per annum exclusive.

### RATEABLE VALUE

As at 1<sup>st</sup> April 2023, the Rateable Value for the subject property is £52,000 (please note this is not Rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

Each party to bear their own legal and professional costs.

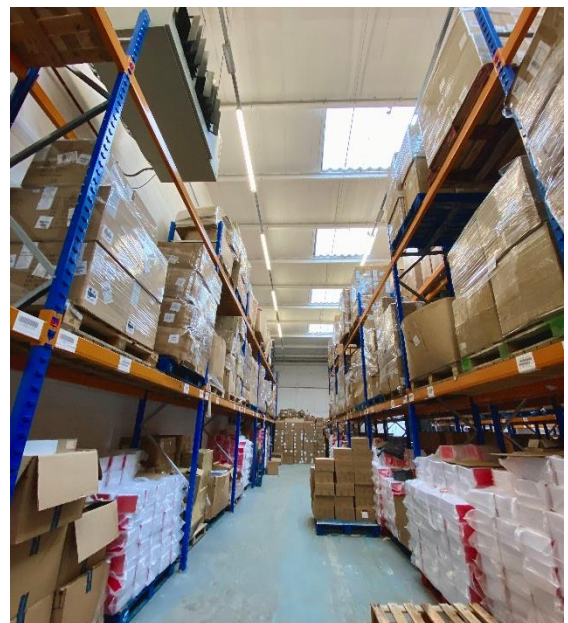
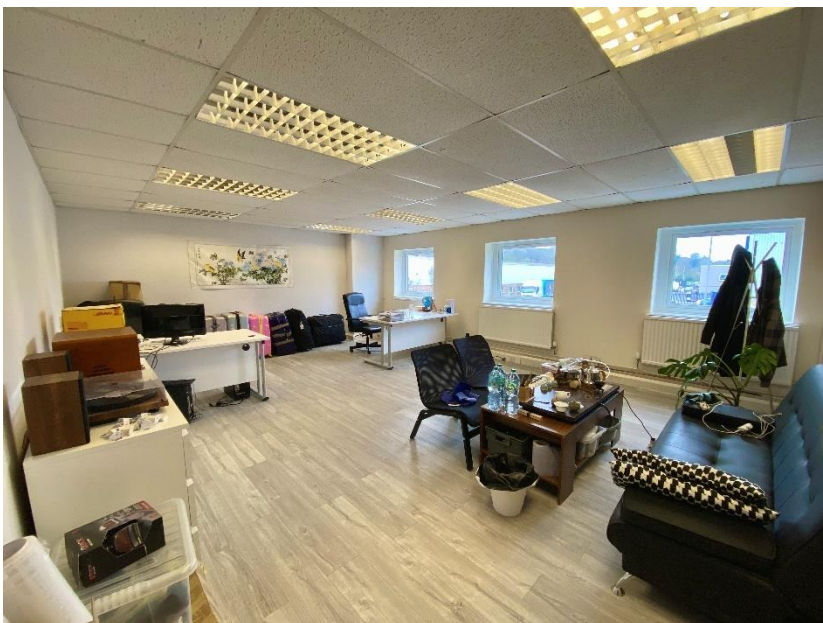
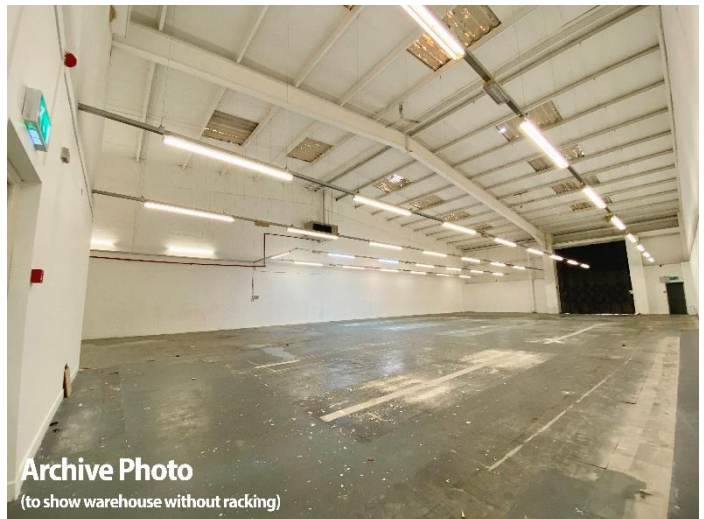
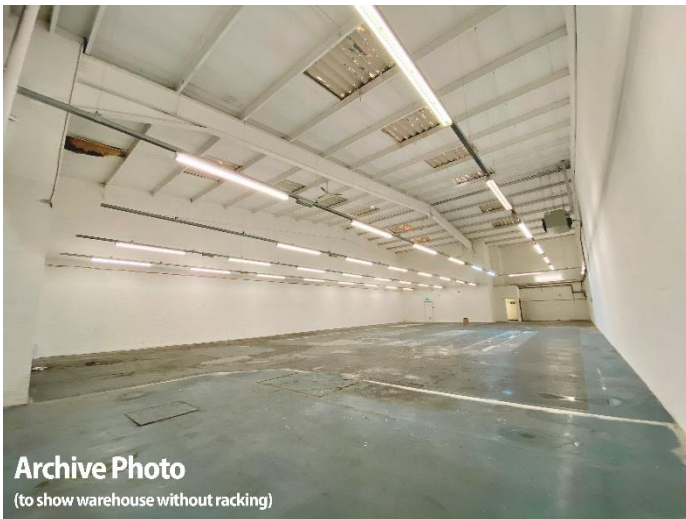
## VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

## VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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