

Unit 9 Finway

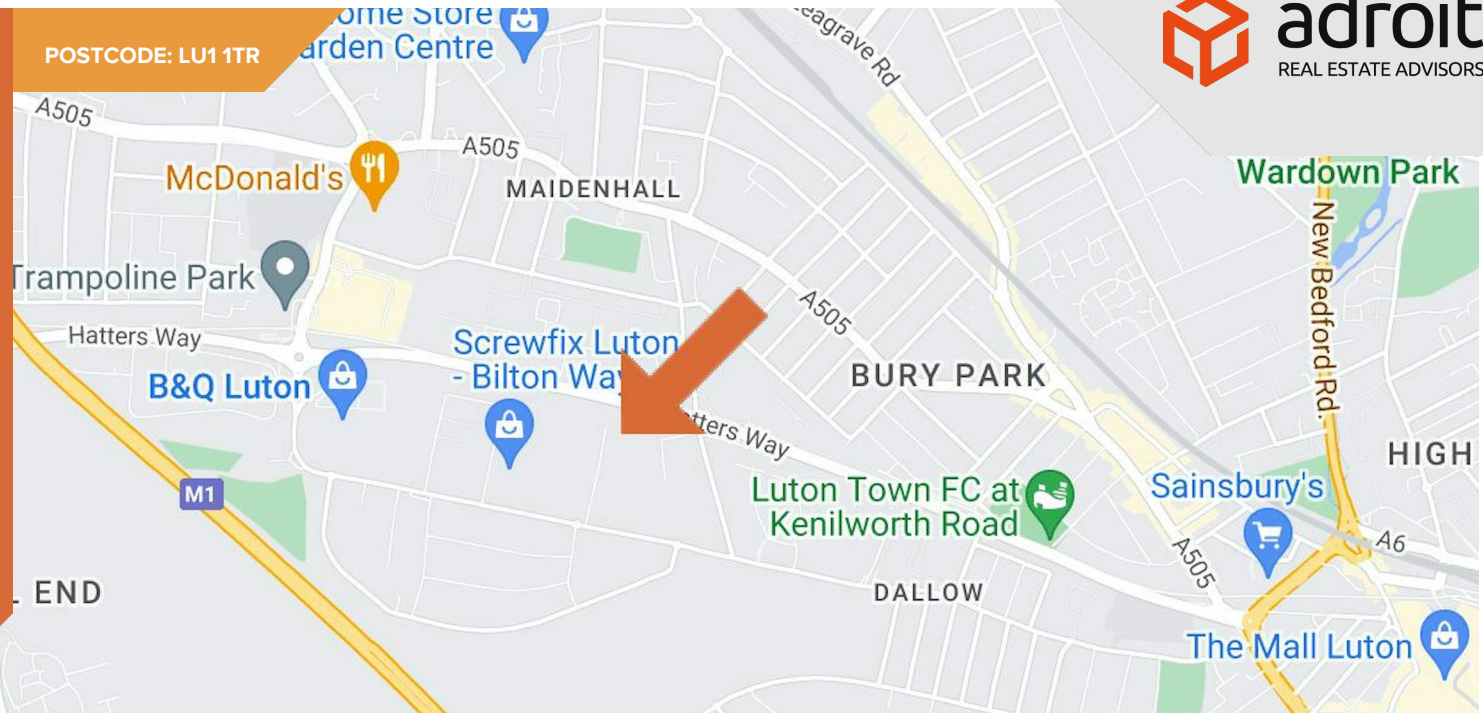
Dallow Road, Luton, LU1 1TR



FOR SALE

15,032 sq ft (1,396.52 sq m)

- Detached industrial Unit
- 4 level access loading doors
- 6m eaves height
- Available freehold
- 2 miles from M1 J11 and Luton town centre



Description

A detached industrial unit with a separate three storey office pod, a substantial mezzanine floor including a lift, 6m eaves height, level access loading and a decommissioned dock level loading door. The premises are currently fitted out as a commercial laundry operation.

Location

The unit is situated at the end of Finway, part of the Dallow Road industrial area between M1 Junction 11 and Luton town centre. Both the motorway and the town centre are less than 2 miles away. Adjoining occupiers include Weldit, SFS and Lyreco whilst the Dallow Road area has a large trade counter presence including Bestway, Travis Perkins and Screwfix.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	9,592	891.13
Ancillary - Offices (Ground / 1st / 2nd)	5,440	505.39
Total	15,032	1,396.52

Terms

The property is offered for sale with vacant possession, subject to a delayed completion of up to 9 months to allow Arjo to relocate. The property will be left clean, clear of Arjo equipment and tidy but with the mezzanine, fixtures and fittings all still in situ.



Tenure

For Sale

EPC

C (56)

Availability

Further information is available upon request.

Price

Offers in excess of £1,750,000

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Rateable Value of £99,000

Viewings

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

Adroit Real Estate Advisors



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