

# Unit 17B Cosgrove Way

Luton, LU1 1XL



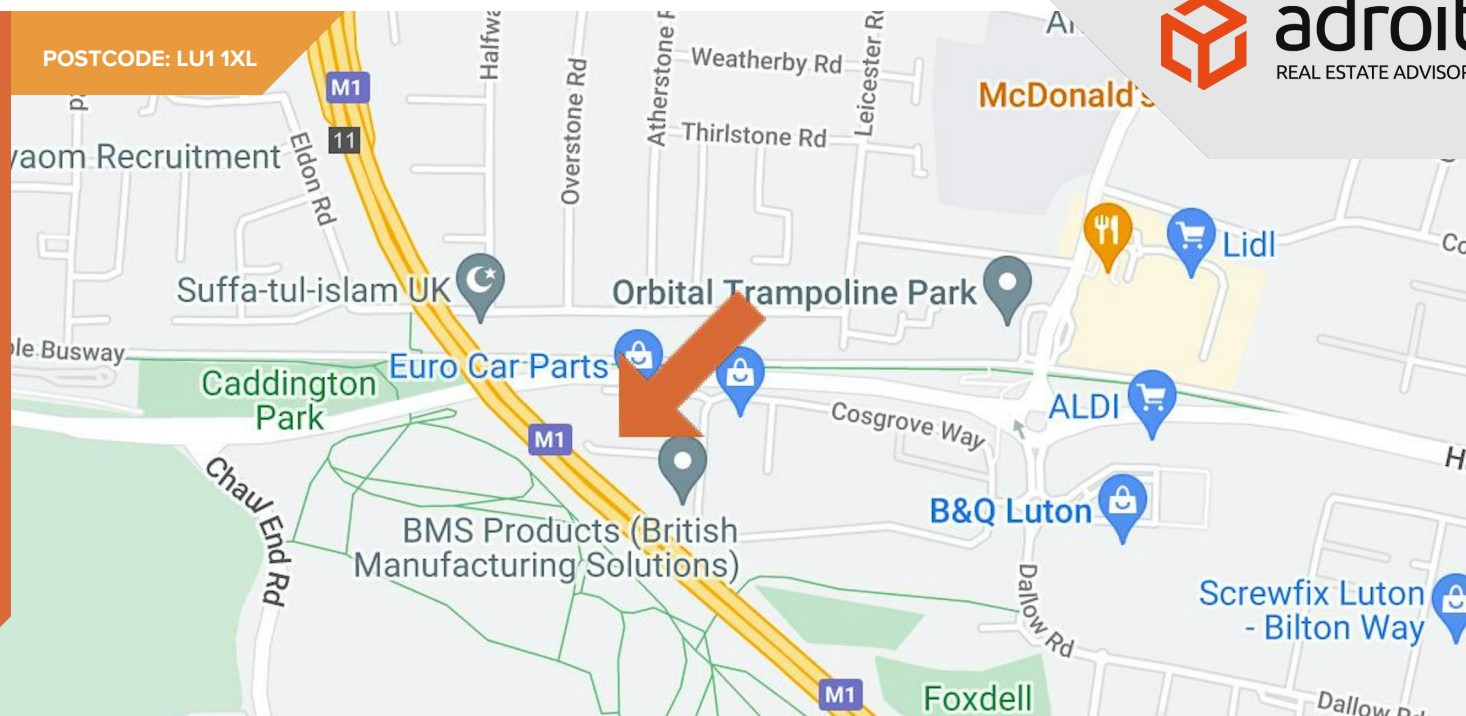
**TO LET**

**4,425 sq ft** (411.10 sq m)





- 5.65m eaves height
- Secure enclosed yard
- Established trade counter location
- LED lighting 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 will be refurbished and redecorated throughout with the addition of LED lighting in the offices & warehouse, along with an electric charging point.

## 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,952	367.15
Ground - Office	473	43.94
<b>Total</b>	<b>4,425</b>	<b>411.09</b>

## Tenure

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

## EPC

D (82)

## Availability

Available April 2024

## Rent

£10.75 per sq ft

## Service Charge

£0.33 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 £25,250

Rates payable: £2.92 per sq ft (2017 Valuation.

Increasing to £38,000 in the 2023 Revaluation)

## 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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