

# Unit 14 Windmill Trading Estate

Thistle Road, Luton, LU1 3XJ



**TO LET**

**16,280 sq ft** (1,512.46 sq m)

- Prominent trade counter location
- Newly refurbished including a new roof
- Two new level access loading doors
- LED Lighting throughout
- EV charging points
- Heat pumps (heating and cooling) serving the offices
- Immediately available
- 6m eaves height (5.1m clear



## Description

A prominent, detached warehouse situated on a popular trade counter estate. The unit has been refurbished and now benefits from two new level access loading doors, a new roof, 6m eaves height, two storey offices with LED lighting, EV charging points, three phase power, capped mains gas and a generous car parking allocation.

## Location

Windmill Trading Estate is the main trade counter estate within Luton, situated between the town centre and London Luton Airport. Existing occupiers on the estate include Screwfix, Toolstation, GSF, Dulux, Crown, CEF and Halfords Autocentres.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	13,260	1,231.89
1st - Offices (Ground & 1st)	3,020	280.57
<b>Total</b>	<b>16,280</b>	<b>1,512.46</b>

## Tenure

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

## EPC

Available on request.

## Availability

Available Immediately

## Rent

£11.50 - £11.75 per sq ft

## Service Charge

£2,108 per annum (Budget figure to March 2024)

## Legal Costs

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

## Business Rates

Rateable Value of £170,000.00

## Viewings

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

## Adroit Real Estate Advisors



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