

## TO LET – INDUSTRIAL/WAREHOUSE UNIT



**121 Camford Way, Luton, Bedfordshire, LU3 3AN**

**6,137 SqFt (570.13 SqM)**

**£75,000 per annum exclusive**

- To Be Refurbished Including New Roof.
- Full Height Roller Shutter Door.
- Well Located Warehouse/Industrial Unit.
- Substantial Incoming Power Supply.

## Location

The premises are located in the well established Sundon Industrial area approximately 4 miles to the north of Luton Town Centre.

J11a M1 is 2.4 miles distant and j11 itself is within 3.2 miles.

British Rail Thameslink at Legrave is 1.5 miles distant and Milton Keynes is 19.6 miles, whilst Bedford is 18 miles distant.



## Description

A mid terraced light industrial/warehouse unit with two storey integral office accommodation. The unit is about to be the subject of a complete refurbishment to include a new insulated composite panel roof.

## Terms

To Let: £75,000 per annum exclusive

**VAT:** Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

**Service Charge:** A service charge to cover common costs for the estate is charged on a per annum basis.

## Specification:

The existing will alter during the refurbishment.

## Accommodation

The property provides a single storey light industrial/warehouse unit with integral two storey offices to the front elevation.

The existing offices benefit from part air conditioning along with a recently installed gas boiler. The office lighting is majority Cat II recessed lighting within a suspended ceiling whilst the warehouse benefits from led strip lighting as well as a gas fired blower.

There is a full height roller shutter door at 5.131m high and 3,990m wide.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	5,259	488.57
First Floor	<u>878</u>	<u>81.57</u>
<b>Total</b>	<b><u>6,137</u></b>	<b><u>570.14</u></b>

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Rateable Value: £30,750

Interested parties are advised to contact the relevant Local Authority

## EPC

TBC post refurbishment.

## Viewings

For viewings and further information please contact:

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