

## UNIT 18-19, PROGRESS PARK, RIBOCON WAY, LUTON, BEDFORDSHIRE, LU4 9UR



**FOR SALE: £435,000**

**TO LET: £38,950 Per Annum Exclusive**

**2,662.56 sqft (247.62 m<sup>2</sup>) plus mezzanine of 1,627 sqft (151.31 m<sup>2</sup>)**

### [YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

### [LOCATION](#)

Progress Park was built circa 1988 and is accessed off Sedgwick Road/Toddington Road, toward the north west of Luton, having good access to the M1 Junction 11a.

### [DESCRIPTION](#)

This modern light industrial property originally formed a terrace of similar units, however the middle/party wall dividing Unit 18-19 has been removed such that this is now a single, open plan unit.

- Ground floor 2,662.56 sqft (247.62 m<sup>2</sup>).
- Steel framed mezzanine 1,627.65 sqft (151.37 m<sup>2</sup>).
- New LED lighting.
- Circa 6-8 parking spaces upon forecourt.
- Tea making facility, shower and disabled w/c.
- 2x up and over access doors.
- Ridge height 7.39m.
- Height under mezzanine 2.48m.
- Steel framed construction.
- Pitched profile sheet roof.
- Translucent panels.
- Double glazed windows.

## TERMS

The property is held upon two ground leases, each for a term of 125 years from 1988. The passing ground rent is £2,200 per unit, per annum.

**TO LET:** The unit is available to lease for a term to be agreed at a rental of **£38,950** per annum exclusive.

**FOR SALE:** The ground leases combined are for sale at a price of **£435,000**.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £52,500 (please note this is not the rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

As the property has been refurbished, our client will be making an appeal on this Rateable Value which should see it being substantially reduced. Further information upon request.

## VAT

Plus VAT at the appropriate rate.

## VIEWING

For further information or an appointment to view, kindly contact sole letting/selling agents S. R. Wood & Son Ltd.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221



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