

# Unit 6 Sundon Business Park

Dencora Way, Luton, LU3 3HP



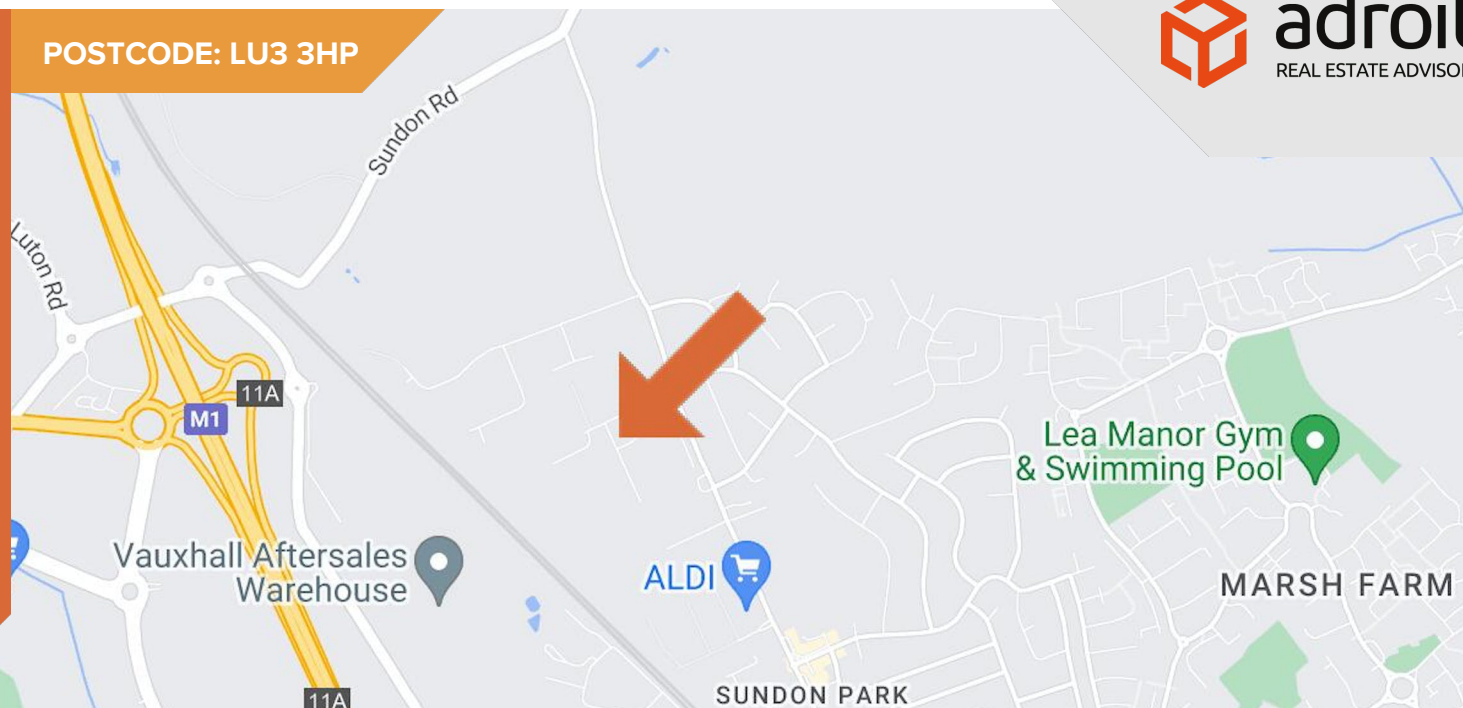
**TO LET**

**9,215 sq ft** (856.10 sq m)



**POSTCODE: LU3 3HP**

- Immediately available
- 6.5m eaves height
- 16 car parking spaces
- Separate rear loading area
- Comprehensive refurbishment
- LED Lighting throughout
- Heat pump climate control in the offices



## Description

A mid terrace warehouse unit built in the late 1990s. The unit benefits from two storey offices at the front of the unit, 6.5m eaves height within the warehouse, a dedicated loading area to the rear and 16 car parking spaces at the front of the property. The property has been refurbished to a high standard to include redecoration and LED lighting throughout. The unit is immediately available and offered on a new lease.

## Location

Sundon Business Park is situated just off of Sundon Park Road and forms part of the main industrial area within the north of Luton along with Camford Way, Scott Road and Park Avenue. The estate benefits from good access to the M1 Junction 11A and the A5 – M1 Link. Luton Leagrave train station is just over 1 mile away and is one of the three stations in Luton which link the town to London St Pancras.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Unit - Warehouse and Offices	9,215	856.10
<b>Total</b>	<b>9,215</b>	<b>856.10</b>



## Tenure

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

## EPC

D (99)

## Availability

Available Immediately

## Rent

£10.50 per sq ft

## Service Charge

Applicable

## Legal Costs

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

## Business Rates

Rateable Value of £72,500

## Viewings

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

## Adroit Real Estate Advisors



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