

UNIT 11D COSGROVE WAY

LUTON | BEDS | LU1 1XL

FOR SALE



Industrial Unit / Trade Counter

6,337 SQ FT (588.75 SQ M)



Access via A505 Hatters Way



Mid terrace industrial unit



£910,000



KirkbyDiamond

LOCATION

Cosgrove Way Business Park is situated off Dallow Road, adjacent to B & Q and

Junction 11 of the M1 motorway is within 1 mile.

Luton Town Centre is 2 miles distant.

SPECIFICATION

- Minimum internal clear eaves height approximately 5m.
- Unit benefits from yard/ parking area.
- **EPC Band: TBC**

VIEWINGS

Strictly by appointment only:

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DESCRIPTION

11D Cosgrove Way is a mid terrace 1970's built industrial unit.

Car parking to the front of the unit.

Concertina loading door and loading area at the rear of the unit.

Extensive mezzanine with warehouse (not included within the floor area stated).

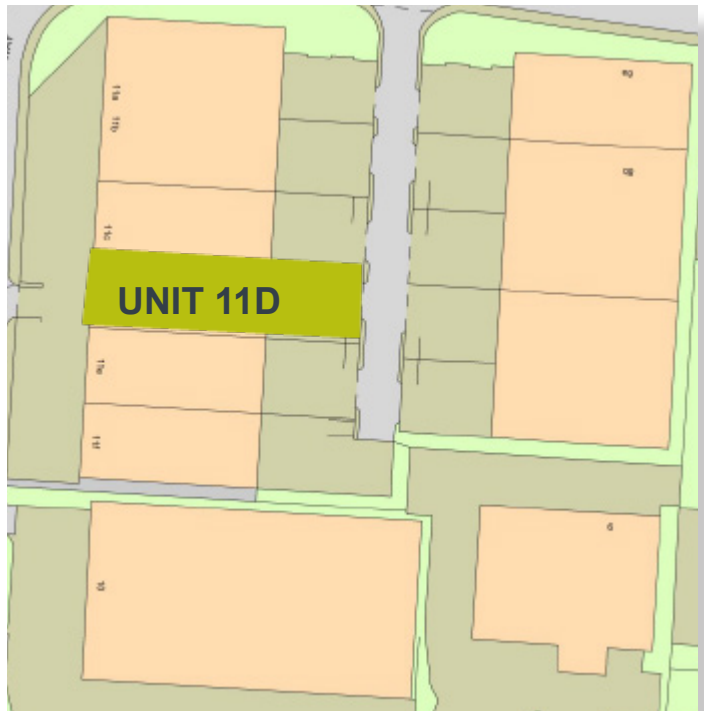
Offices at first floor.

TERMS

Freehold: £910,000

VAT: Applicable

Rateable Value: £29,750



ACCOMODATION

The property has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Property Measurements Standard 2nd Edition.

Unit 11D	SQ FT	SQ M
Ground & first floor - TOTAL	6,337	588.75



MISREPRESENTATION ACT

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