

TO LET



Unit 11
Scott Road Industrial Estate
Luton,
LU3 3BF

Leasehold: £40,000 per annum

- Within an established industrial area
- Secure estate
- Roller shutter door
- Parking to the front

Location

Scott Road Industrial Estate is located in the Sundon area of Luton, within an established industrial area.

Scott Road is accessed off Park Avenue and Sundon Park Road and provides good access to Junction 11 of the M1 (1.5 miles) and the A505 and A6.

London Luton Airport is within 5 miles and Leagrave Mainline railway station is within 1 mile.

Terms

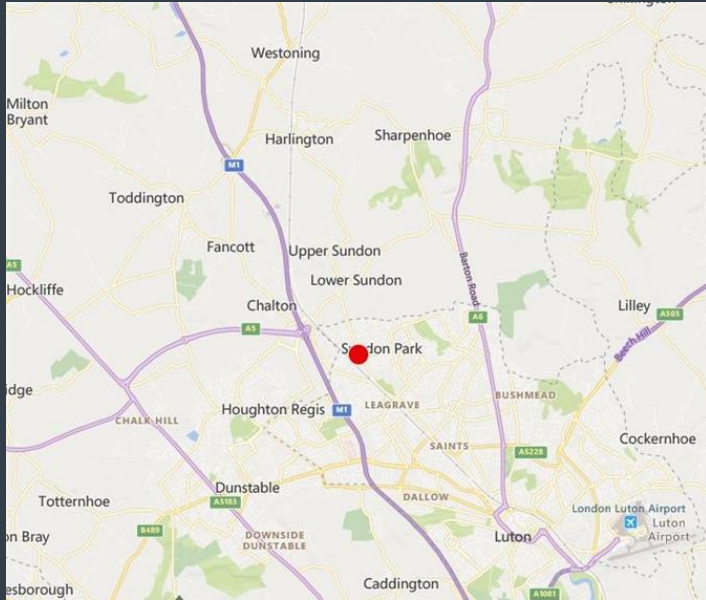
To let: £40,000 per annum

Estate Charge: £856.92 per annum

VAT: Applicable

EPC

TBC



Accommodation

The property consists of a mid terraced industrial unit within a secure estate.

The property comprises open plan warehouse space and office accommodation to the ground floor.

The unit benefits from a roller shutter loading door and allocated parking to the front.

GIA – Gross Internal Area

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

Accommodation	Sq Ft	Sq M
Total Area	3,186	295.98

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

Business Rates

Rateable value: £24,750

The current multiplier for 2021/2022 49.9p payable
Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact:

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