

# TO LET

6,300 FT<sup>2</sup> (585 M<sup>2</sup>)



TO BE  
REFURBISHED



AIRPORT  
LOCATION



20 CAR  
PARKING SPACES



[www.ipif.com/luton](http://www.ipif.com/luton)

MODERN WAREHOUSE UNIT

**UNIT K, AIRPORT EXECUTIVE PARK**  
PRESIDENT WAY, LUTON LU2 9NY

**IPIF**



/// what3words.com/middle.rust.planet



## LOCATION

Airport Executive Park is situated on President Way, within the immediate vicinity of London Luton Airport, a short distance from the A505 and the M1 Junction 10.

## DESCRIPTION

The property comprises a modern semi detached warehouse unit of steel portal frame construction with clad and brick elevations.

The warehouse benefits from 6.3m eaves height along with a full height loading door. Offices are located at first floor level. There is a yard area to the front as well as 20 car parking spaces at the front and side of the unit.

## SPECIFICATION

- To be refurbished
- 6.3m eaves height
- Up and over level access loading door
- W/C Facilities
- First floor offices
- LED lighting
- 20 car parking spaces
- Yard area
- EV chargers

## ACCOMMODATION

The available accommodation comprises the following approximate gross internal floor areas:

UNIT K	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	5,780	536.98
First Floor Office	520	48.31
<b>TOTAL</b>	<b>6,300</b>	<b>585.29</b>

## LEASE TERMS

The premises are available on a new full repairing and insuring lease. Further details available from the joint agents.

## RATEABLE VALUE

This unit has a Rateable Value of £69,500 within the 2023 Rating List. Occupiers of this unit may be eligible for transitional relief.

## SERVICE CHARGE

A service charge will be levied for upkeep of common parts of the estate. Further details available on request.

## LEGAL COSTS

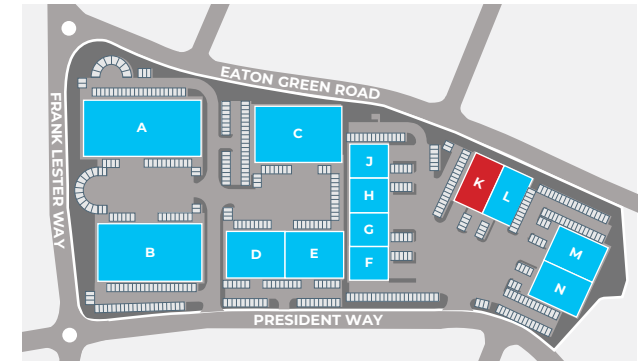
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## EPC RATING

A copy of the EPC is available on request.



Indicative image

On behalf of the Landlord



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