

Kingsway Industrial Estate, Unit D2, Kingsway. LU1

letdirect.co.uk/properties/kingsway-industrial-estate-unit-d2/



Click on photo to enlarge

The property is an end terrace industrial/warehouse/showroom unit, with brick elevations beneath a pitched roof, situated within the popular Kingsway Industrial Estate just off the main A505 between Luton and Dunstable.

Unit D2 has a footprint of 1,525 sq ft with a large electric roller shutter door, ideal premise for a light industrial trade that wishes to distribute easily.

Call us today on 01582 414142

Email us at letdirect@chamberlaingroup.co.uk

Term

A new fully repairing and insuring lease for a term to be agreed.

Rent

£12,962 per annum exclusive

Business Rates

The Rateable Value of the premise is £8,200. Rates payable for small businesses are £4,026 for the year commencing 1 April 2019. Interested parties should contact the business rates department of Luton Borough Council on 01582 414367 for further

information, as small business rates relief may be applicable.

Service Charge

A variable service charge is levied for the maintenance, security and upkeep of the common parts of the Kingsway Estate. The projected budget for 2019 for this unit (payable quarterly in advance) is £1,331.12. The service charge will fluctuate year on year.

Building Insurance

The building is insured by the Landlord on usual commercial terms and the apportioned premium is re-charged to each tenant. The premium for the year was £843.58 for this unit.

Legal Fees

Each party to pay their own legal fees incurred in any transaction.

VAT

Kingsway Industrial Estate is not currently elected for VAT and therefore VAT is not chargeable on the rent and any other sums due under the terms of the lease.

Accommodation

A 1,525 Sq ft industrial unit fitted with a large electric roller shutter door, eaves height access in excess of 4 metres and excellent car parking provision.

NOTES FOR APPLICANT: 1) The particulars are set out as a general outline only for the guidance of intending tenants and do not constitute an offer or contract; 2) All measurements are approximate. An intending tenant should not rely upon their accuracy for any purpose; 3) Any description of premises shall not constitute a warranty or representation that they may be used for any particular purposes under the planning legislation; 4) Value Added Tax may be payable on the rent or on other charges and payments. All figures quoted are exclusive of Value Added Tax. Intending lessees and purchasers must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.