

UNIT 7 PREMIER BUSINESS PARK | DENCORA WAY | LUTON | BEDFORDSHIRE | LU3 3HP



UNIT 7 PREMIER BUSINESS PARK, LUTON

Strategically Located Modern Warehouse with Vacant Possession - 9,845 SQFT

FOR SALE

S.R. Wood & Son

Est.1981

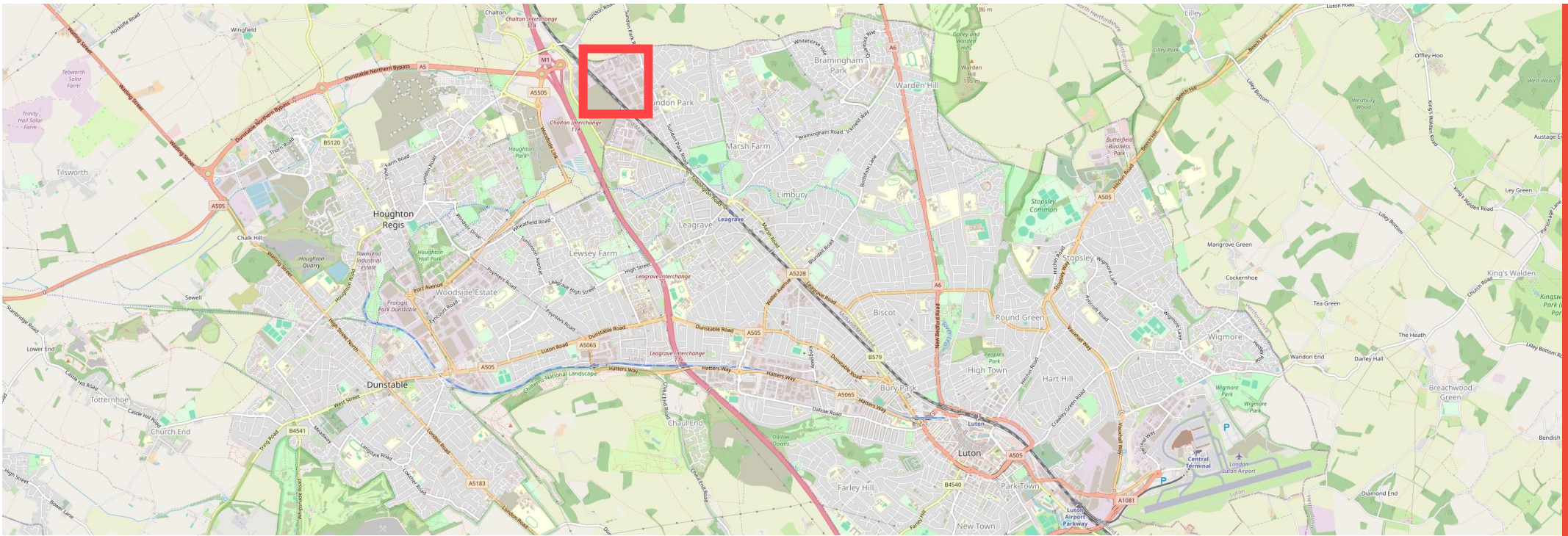
01582 401 221

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- Modern Unit
- High Quality Fit-Out
- Forecourt Parking
- Vacant Possession
- Strategic Location

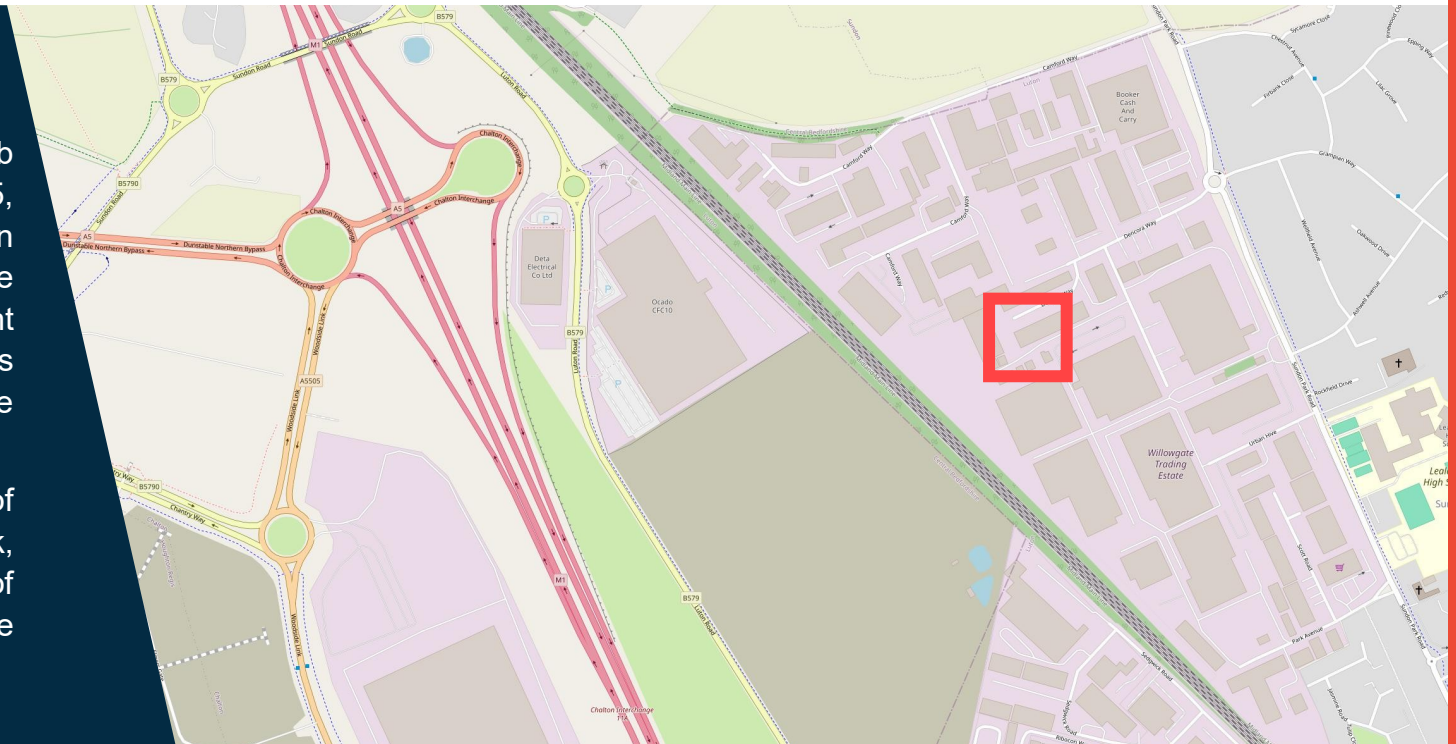




Location

Luton is a major industrial and logistics hub with excellent road connectivity via the A505, A6 and M1 (J10, J11 & J11a) which in turn leads to the wider motorway network. There are three railway stations providing frequent high speed services to London St Pancras and an international airport which is on the cusp of a major expansion.

The subject property occupies an end of terrace position at the Premier Business Park, off Dencora Way. This forms part of one of Luton's principle industrial districts to the north of the town.



Description

The subject property was constructed in the early 2000's. It is of steel portal frame construction with partially clad and block elevations together with a pitched roof containing translucent panels. There is a full height up and over loading door.

Internally, the property has a high quality fit-out which includes a mixture of storage, office, meeting room and break-out space together with a fitted kitchen/staff room.

- 3-phase power
- Gas mains
- Gas blower heater
- AC & heating
- Fitted kitchen/staff room
- Up and over loading door
- 10 parking spaces
- Space for circa 15 cars if double parked.

Accommodation

The property comprises the following floor areas.

COMPONENT	M2	SQFT
Ground Floor	471.21	5,072
First Floor	96.57	1,040
Mezzanine	346.79	3,733
IPMS-2	914.57	9,845

Terms

The property is available on a freehold basis and with vacant possession for **£1,325,000**.

There is a service charge for the management and upkeep of the common areas within the Premier Business Park.

Rateable Value

The rateable value as of April 2026 is £96,500 (please note this is not the rate payable).

Legal Costs

Each party is to bear its own costs incurred.

VAT

We are advised that the property is elected for VAT.

EPC

The EPC is rated 49 in band 'B'.



Viewings Special Viewing

To arrange a viewing and for further information, please contact sole selling agency S.R. Wood & Son Ltd.

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