

# FOR SALE

17,623 Sq Ft

(1,637.18 Sq M)

- Rarely available freehold yard and unit.
- Large secure yard
- Self contained
- All mains services
- EV Charging points



## 4 Covent Garden Close

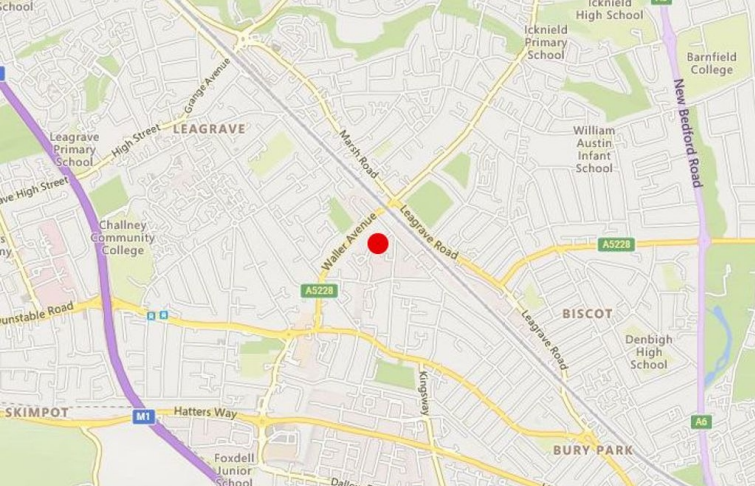
Luton, LU4 8QB

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated on the established Covent Garden Close Industrial Estate, a well-known commercial location in Luton.
- Excellent access to the A505, A6, and M1 (Junction 11 & 11a) providing strong regional connectivity.
- Close proximity to Luton town centre and Luton Airport, supporting both local and national business operations.
- Established industrial and trade counter location with a mix of local and national occupiers nearby.
- Good access to local amenities and public transport, making it convenient for staff and visitors.

what3words

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Google Maps

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## DESCRIPTION

- The property is mainly arranged on ground floor to provide an ex-car repair centre with the associated offices and staff facilities in the two-storey building.
- The site has a large yard that is currently divided into two car parks for the storage of vehicles.
- The site is self-contained and is 0.75 hectares (1.84 acres) in total.
- The property is situated in a mainly industrial location.
- Freehold Sale.

## TERMS

The freehold interest is available at a quote price of £2,600,000 VAT is payable on the purchase price.

The rateable value is £90,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## ACCOMMODATION

Ground Floor Offices	108.6 SQ M	1,169 SQ FT
Warehouses 1 & 2	1,188.19 SQ M	12,790 SQ FT
Paint Shops	248.69 SQ M	2,677 SQ FT
First Floor Offices	91.69 SQ M	987 SQ FT
<b>Total</b>	<b>1,637.18 SQ M</b>	<b>17,623 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: 49 B

## CONTACT:

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