

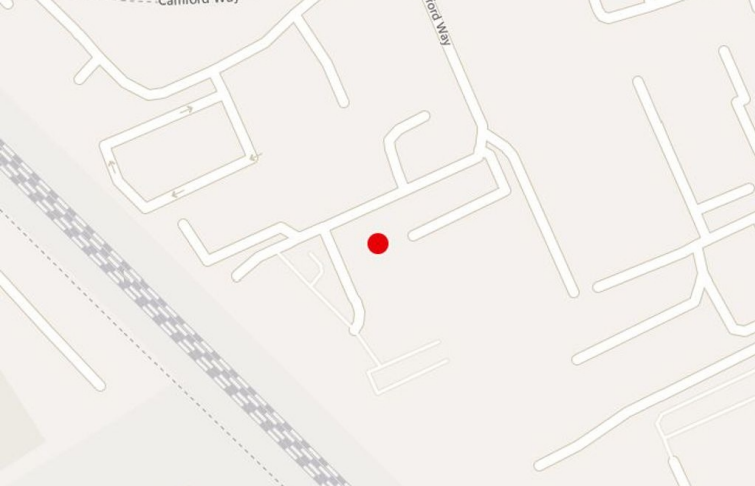
# TO LET

6,336 Sq Ft (588.61 Sq M)

- Well Located & Newly Refurbished Warehouse/Industrial Unit.
- New insulated composite roof and upvc double glazed windows and doors.
- Refurbished offices with new suspended ceilings and electric panel heating.
- Three phase and single phase electricity.
- Allocated forecourt parking & loading.



**120 Camford Way**  
Luton, LU3 3AN



## LOCATION

- The premises are located in the well established Sundon Industrial Area, approximately 4 miles to the north of Luton Town Centre and within 2 miles of the M1 J11a.
- Luton is located beside the M1 Motorway and approx 35 miles north of London City and 12 miles from the M25.
- London Luton Airport is 2 miles.
- British Rail Thameslink at Legrave on the Thameslink Line, is 1 mile distant.

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 Google Maps

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## DESCRIPTION

- A refurbished end-terraced light industrial/warehouse unit with integral office accommodation.
- The property has a new composite roof incorporating daylighting panels and has been entirely refurbished internally and externally.
- Full height electric roller shutter door for loading and access.
- New double glazed windows and doors.
- Shared front yard providing parking and loading.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £82,600 per annum exclusive. VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

Ground Floor	490.05 SQ M	5,275 SQ FT
First Floor	98.57 SQ M	1,061 SQ FT
<b>Total</b>	<b>588.61 SQ M</b>	<b>6,336 SQ FT</b>

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

EPC: C - 73.

**Business Rates:** The Rateable Value is £50,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common parts and external repair and maintenance. This is currently £0.20 per annum/psf.

## CONTACT:

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