

TO LET

2,288 Sq Ft (212.56 Sq M)

- Self-Contained Office Unit
- Open Plan Accommodation
- Ancillary Meeting / Storage Rooms
- Large Kitchen / Dining area
- 5 Allocated Car Parking Spaces With Scope To Double Park



Unit 8A

Premier Business Park, Dencora Way, Luton, LU3 3HP

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eddisons.com





Location

- Situated on Premier Business Park, an established modern estate within the Sundon Park area of north Luton.
- The park benefits from excellent road connectivity, with easy access to the M1 via Junction 11A, linking directly to London and the wider national motorway network.
- Leagrave railway station is located a short drive away which provides frequent fast services to Central London via Luton Airport Parkway Station and The North.
- Local amenities include but are not limited to Aldi, Tesco Express, Subway, and a number of other cafes/eateries.

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 Google Maps

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Description

- The property comprises the self-contained two storey office element which forms part of a larger end of terrace warehouse unit (not included).
- The ground floor accommodation comprises a large meeting/storage room, kitchen, and W/C.
- The first floor accommodation comprises the principal open plan office space and an additional board/meeting room.
- The property benefits from A/C throughout and 5 allocated parking with scope to double park if required.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £36,000 per annum inclusive.

VAT is payable.

Accommodation (Net Internal Area*)

Total **212.56 SQ M** **2,288 SQ FT**

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

EPC: The property has an EPC of B (49)

Contact:

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