

## UNIT 4, 194 CAMFORD WAY, LUTON, LU3 3AN



**TO LET**

**£32,000 pax**

**2,332 SQFT (216.65 M<sup>2</sup>)**

### [YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

### DESCRIPTION

The property is of steel portal frame construction with brick, block and profile clad elevations, under an insulated pitched roof with translucent panels. The building also benefits the following:

- Motorised roller shutter 4.99m wide x 4.61m high.
- Pedestrian access door with external security shutter.
- Eaves height 4.75m.
- Ridge height 5.74m.
- 3 phase electricity.
- W/c and office.
- Mezzanine 340.35 sq ft (31.62 sq m).
- Fluorescent lighting/translucent roof lights.

### LOCATION

The unit is located on Camford Way, to the north west of Luton, having good access to arterial roads including the M1, Junction 11A, which is approximately 0.5 miles away, and Sundon Park Road.

### TERMS

The unit is available on a new full repairing and insuring lease at £32,000 per annum exclusive for a term to be agreed.

### LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

The Rateable Value of this property is £20,000 (please note that this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## VAT

Plus V.A.T. at the appropriate rate if applicable.

## VIEWING

For further information or an appointment to view, kindly contact sole letting agents S. R. Wood & Son Ltd.

**01582 401 221**

Click the icons below to be redirected to the website or relevant social media page



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