

## TO LET – INDUSTRIAL/WAREHOUSE UNIT



### Unit K Kingsway, Luton, Bedfordshire, LU1 1LP

**3,278 SqFt (304.53 SqM)**

**£38,500 per annum exclusive**

- Full height roller shutter door
- Ideal for light industrial trades and/or distribution
- Prominent location
- Integral offices and W/C facilities

## Location

The property is situated on the prominent and well-established Kingsway Industrial Estate just off the main A505 (Hatters Way), between Luton and Dunstable. The estate fronts onto Hatters Way with excellent links to Luton Town Centre (with its mainline station and airport) and also to Dunstable, the A5 and the M1.

## Description

This property is situated on the prominent and well established Kingsway Industrial Estate. This unit extends to 3,278 sq ft and benefits from a full height roller shutter loading door. Parking is provided to the front of the unit.

## Terms

**TO LET:** £38,500 per annum exclusive

**VAT:** is Applicable

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

**Service Charge:** TBC

## Accommodation

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
<b>Total</b>	<b>3,278</b>	<b>304.54</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Specification

Full height electric roller shutter door  
Ideal for light industrial trades and/or distribution  
Prominent location  
Integral offices  
Allocated parking

## Business Rates

Rateable Value £27,000

The current multiplier for 2023/2024 is 49.9p payable  
Interested parties are advised to contact the relevant local authority

**EPC:** C- 68

## Viewings

For viewings and further information please contact:

**Courtney Cummins**

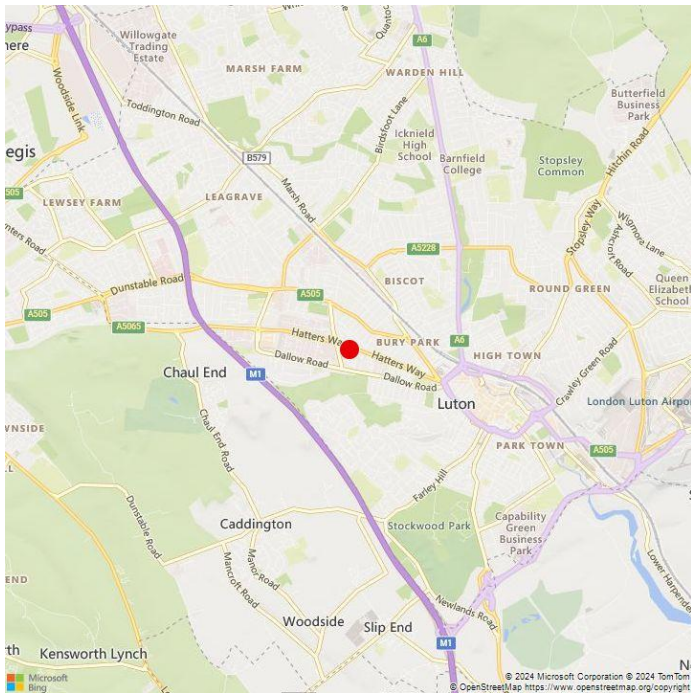
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