

## To Let

### Unit 3, New Mill End Farm, New Mill End, Luton, LU1 3TS



£10,000 Per Annum



386 Sq Ft / 35.86 Sq M



A well-presented barn-style storage unit situated on a farming estate.



The unit features a front-facing sliding loading door, providing easy access for loading and unloading. On-site parking spaces are available.



## Unit 3, New Mill End Farm, New Mill End, Luton, LU1 3TS

### Location

The unit is located between Luton and Harpenden and is in close proximity to London Luton Airport. The surrounding transport hubs also provide direct links to and from Central London in under 30 minutes by rail and access to the M1 by vehicle providing direct links to London and the North.

### Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £10,000 per annum exclusive.

### Accommodation

386 sq ft (35.8 sq m)

### EPC

The EPC rating for the property is 73 - Band C.

### Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Sean Sumbillo [sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

