

Unit 10 Finway

Detached Unit & Substantial Enclosed Yard

Unit 10 Finway, Luton, Bedfordshire, LU1 1TR

TO LET

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk





KEY FEATURES:

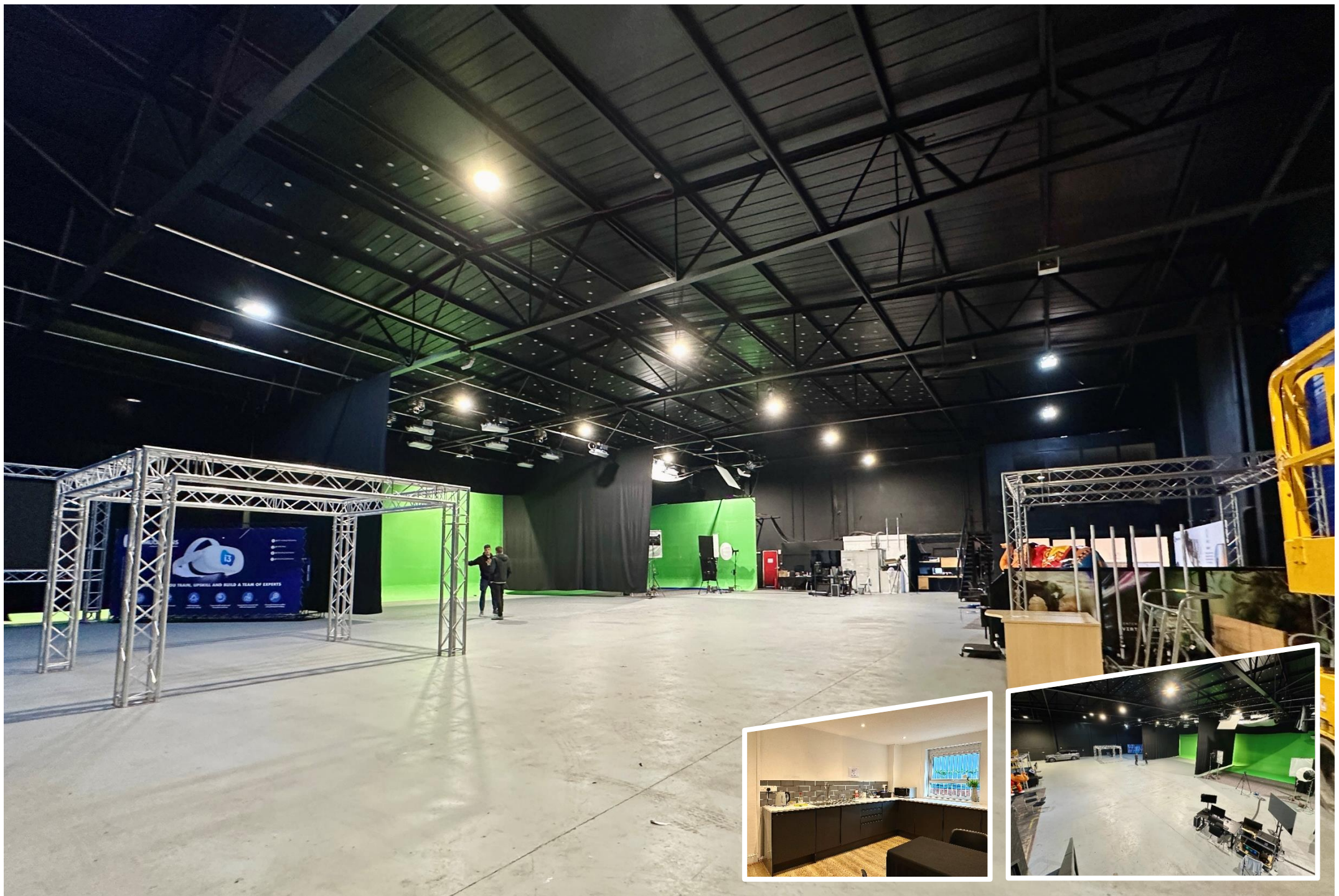
- Modern Warehouse Unit
- Substantial Enclosed Yard
- X4 Loading Doors
- Proximity to M1 (J11)

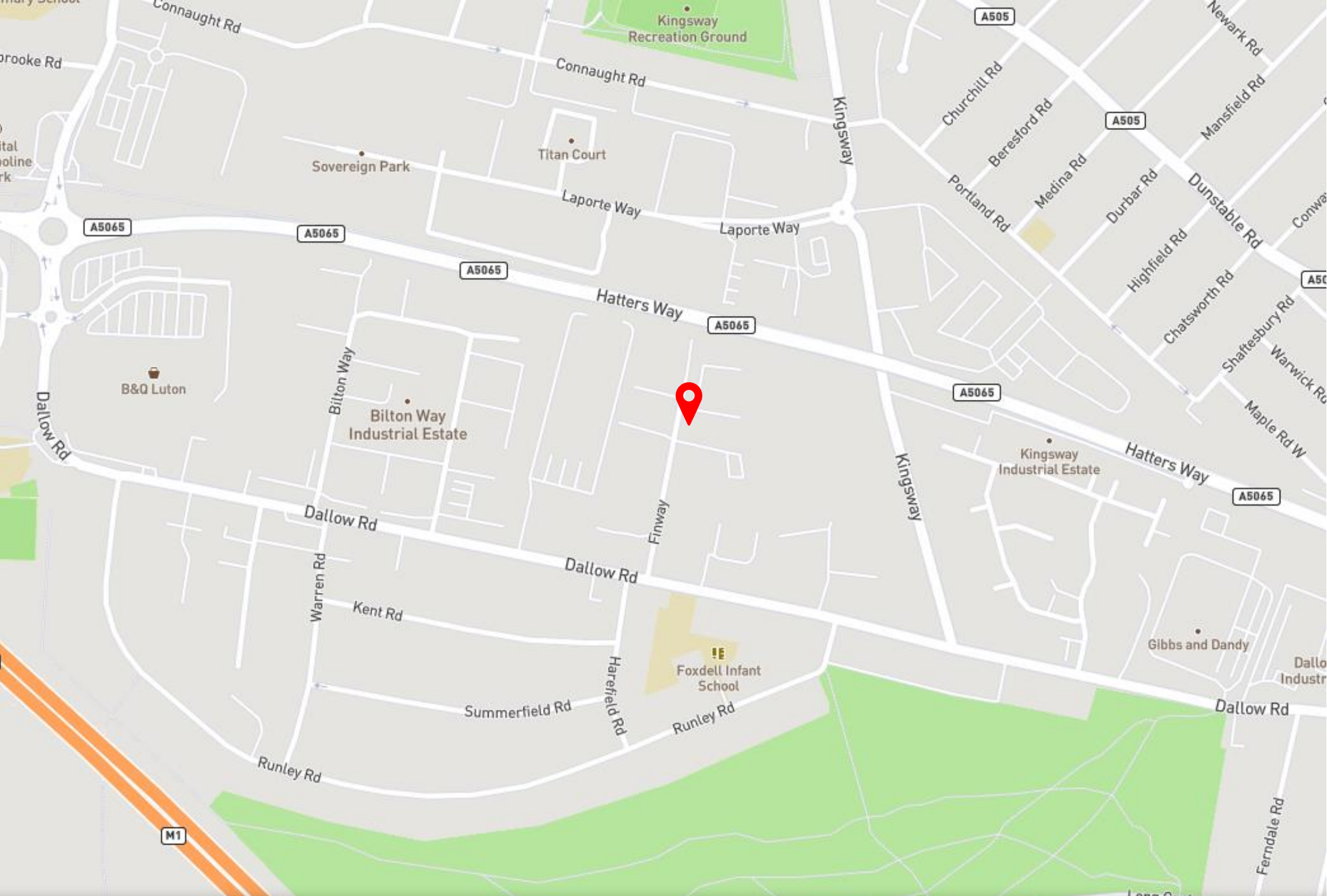
UNIT ACCOMMODATION

11,146 SqFt
(1,035.61 m²)

YARD ACCOMMODATION:

16,186 SqFt
(1,503.75 m²)





LOCATION:

Finway forms part of the Dallow Road industrial area of Luton, Bedfordshire. The subject property is situated between the M1 (J11) and Luton town centre, both of which are less than 2 miles away. Furthermore, other arterial routes are within proximity including the A505 and A6.

DESCRIPTION:

The detached property is arranged over ground floor, first floor and mezzanine. It benefits from a substantial front and side enclosed yards.

COMPONENT	SQFT	M ²
Warehouse (inclusive of kitchenette)	9,379	871.37
Office (Ground Floor)	716	66.55
Office (First Floor)	717	66.63
Office (Mezzanine)	334	31.06
GIA =	11,146	1,035.61

COMPONENT	SQFT	M ²
Front Yard	8,353	776.00
Side Yard	7,833	727.75
Site Area =	16,186	1,503.75

Furthermore, the property benefits from the following:

- Ridge Height = 8.55m
- Minimum Eaves Height = 6.00m
- Floor to Truss Height = 6.12m
- X4 Full Height Loading Doors
- Modern Offices
- Modern Kitchenette / Staff Room
- WCs

TERMS:

The property is available upon a new Full Repairing & Insuring lease for **£135,000** per annum exclusive.

RATEABLE VALUE:

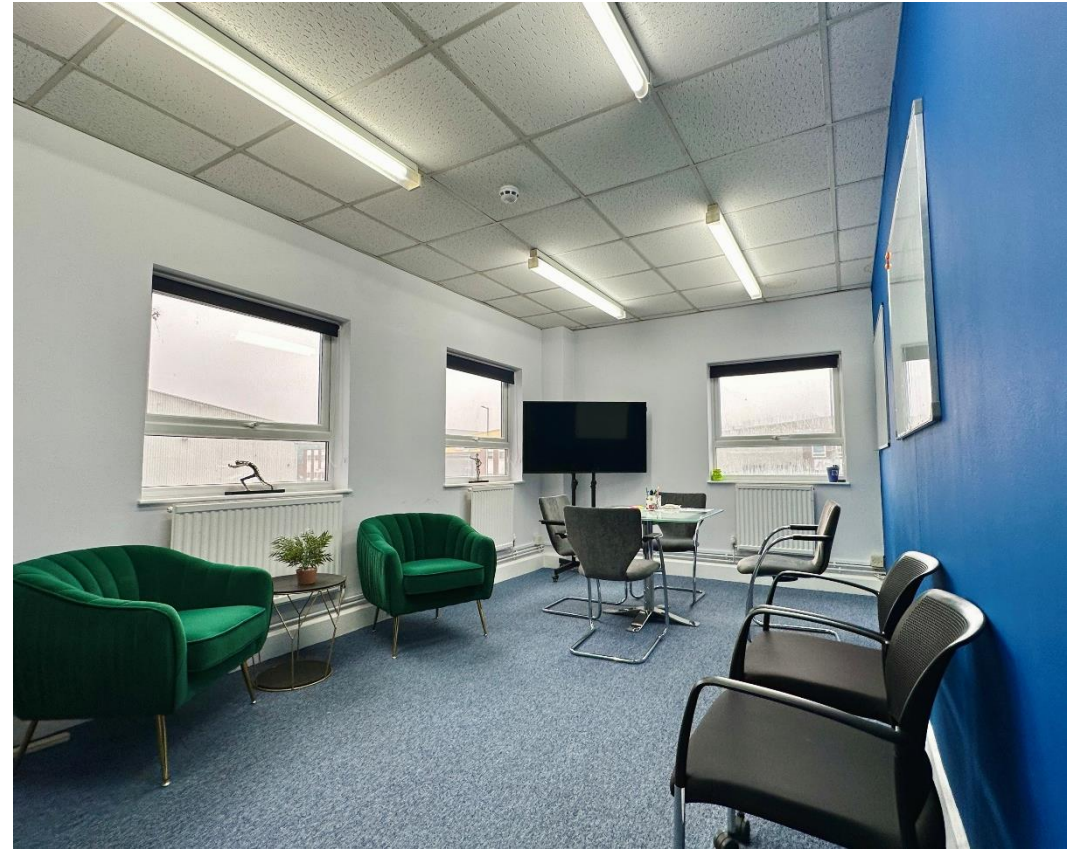
The Rateable Value for the subject property is £90,000. Further information is available at www.tax.service.gov.uk

LEGAL COSTS:

Each party to bear their own legal and professional costs.

VAT:

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.



VIEWING:

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

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

All statements contained in these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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