

For Sale

126A Legrave Road, Luton, LU4 8HX



£275,000 for the Freehold



1,446 Sq Ft / 134.33 Sq M



A ground floor freehold Class B8 industrial/warehouse unit extending to approximately 1,446 sq ft, prominently positioned on Legrave Road, Luton. The property provides practical and versatile accommodation suitable for storage and distribution purposes. Access is via a roller shutter door, facilitating convenient loading and operational use.



The premises offer a strong opportunity for owner-occupiers or investors seeking a well-located industrial asset. A compact and functional unit within an established commercial area.





For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

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Location

The property is situated on Legrave Road in Luton, a well-established commercial and residential thoroughfare. The location benefits from strong road connectivity, providing convenient access to Luton town centre and the wider regional transport network. Nearby amenities and established businesses further enhance its accessibility and appeal for trade and distribution uses.

Terms & Tenure

The property is available to let on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Accommodation

Warehouse Storage Space – 1,450 sq ft (approx.) (134.33 Sq M)

Rates

Rateable Value £15,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C

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:



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