

TO LET

10,989 Sq Ft

(1,020.88 Sq M)

- Open plan industrial warehouse unit
- Secure gated yard area
- All mains services
- Minimum eaves 4.79 m
- Roller shutter loading door



Unit F

66-80 Arundel Road, Luton, LU4 8DY



LOCATION

- Located on Arundel Road, between Selbourne Road and Dunstable Road (A505) within the Beech Hill area of Luton.
- Convenient access to the A505 leading directly to the M1 motorway (Junction 11) which is 1.3 miles distant.
- Roughly 0.9 miles from Leagrave railway station and 1.5 miles from central Luton.
- The unit is situated within a heavy industrial area which mostly comprises of occupiers within the motor trade industry with the subject unit lending itself to a similar user.

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Google Maps

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DESCRIPTION

- The property comprises of an open plan warehouse unit with a secure gated yard the front elevation.
- The unit benefits from a minimum eaves height of 4.79 m, all mains services, roller shutter loading door (3.69 high and 3.66 wide), W/C and shower facilities as well as a number of small ancillary office/meeting rooms.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £82,500.

VAT is payable.



ACCOMMODATION (Gross Internal Area*)

Total	1,020.88 SQ M	10,989 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-84

Business Rates: Available upon request

Service Charge: Available upon request

CONTACT:



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