

24A (REAR) PARK AVENUE INDUSTRIAL ESTATE LUTON

LU3 3BP

bf.
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Freehold site incorporating a warehouse unit totalling 11,478 Sq.ft (1,066.30 Sq.m)

24A (REAR) PARK AVENUE INDUSTRIAL ESTATE, LUTON

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Warehouse
FOR SALE

SITUATION

The site is located on the northern side of Sundon Park Industrial estate, accessed from Sundon Park Road and Park Avenue in Luton, the subject property occupies a prominent position benefitting from a large yard to the rear with secure gated access.

The property is situated off Park Avenue, approximately 1.4 miles from Luton Town Centre, which benefits from main-line railway station and The Mall Shopping Centre. London Luton Airport is within 7 miles and M1 J11A is approximately 3 miles to the west.

AMENITIES



Warehouse



Eaves Height - 6m



4 Roller Shutter Doors



18m Yard Depth



Secure Rear Yard



Office



Kitchen



WCs



All boundaries indicative only

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ACCOMMODATION

| Floor | Size Sq.m | Size Sq.ft |
|------------------|-----------------|---------------|
| Ground Floor | 994.75 | 10,708 |
| Mezzanine/Office | 71.57 | 770 |
| TOTAL | 1,066.30 | 11,478 |

These floor areas are approximate and have been calculated on a GIA basis.

DESCRIPTION

The property comprises a warehouse element with an eaves height of 6 metres. There is a mezzanine level that provides office space on the upper floor, and additional office space, a kitchen, reception area and WCs on the ground floor. The office area constitutes approximately 10% of the total floor space and features a meeting room, kitchen and WC facilities.

The warehouse is equipped with 4 roller shutter doors, each 4.3 metres in height. Additionally, the unit boasts a spacious 18 metre yard.



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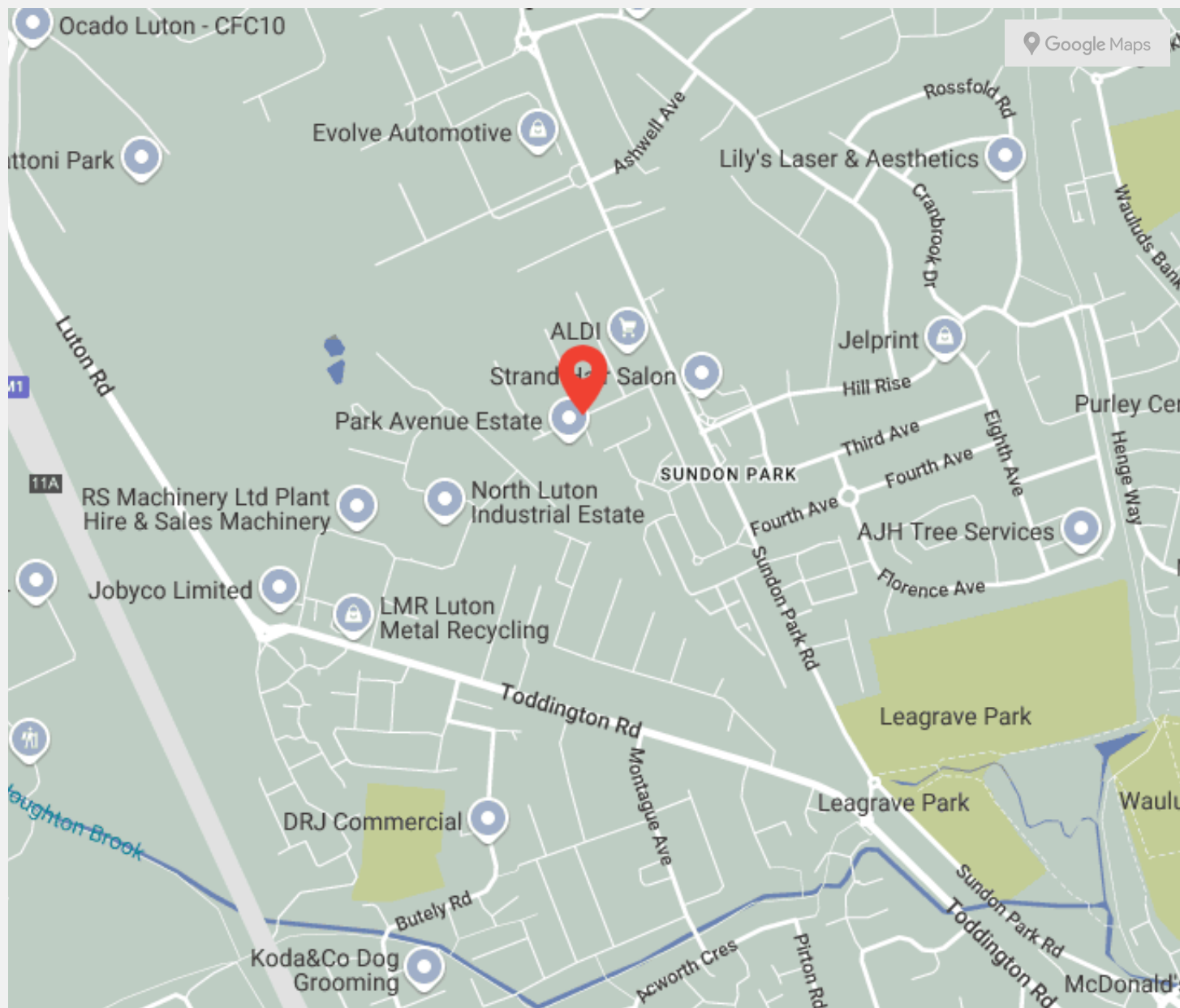
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LOCATION

Luton is situated 33 miles north of London on the M1. The town benefits from good road and rail links with the rest of the country, as well as close proximity to London Luton Airport. Dunstable and Houghton Regis, both located to the west of the M1, are also important locations within the wider Luton market. Several firms operate significant distribution functions from sites here, drawn to the location by the good transport links on offer.

TRANSPORT

- ➡ Luton Station - 4.4 miles
- 🏠 M1 (Junction 11A) - 3 miles
- 🏠 London Luton Airport - 7 miles



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TENURE

The Freehold interest is offered with full vacant possession

PRICE

Offers are invited in excess of £1.6 million.

VAT

To be confirmed.

SERVICES

An application has been made for a separate supply.

EPC

The property has an EPC rating of D 95.
Details available in the data room.

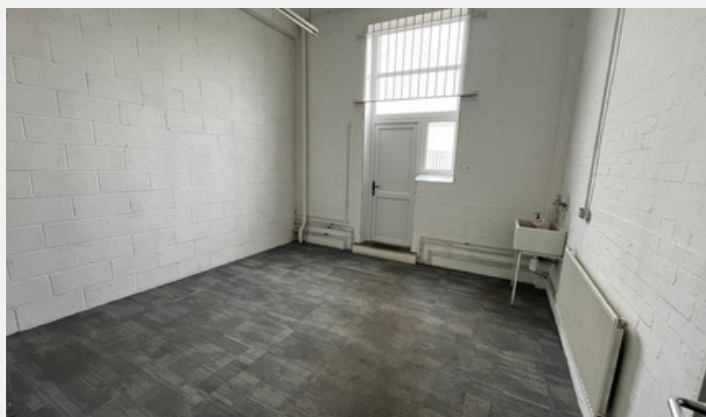
VIEWINGS

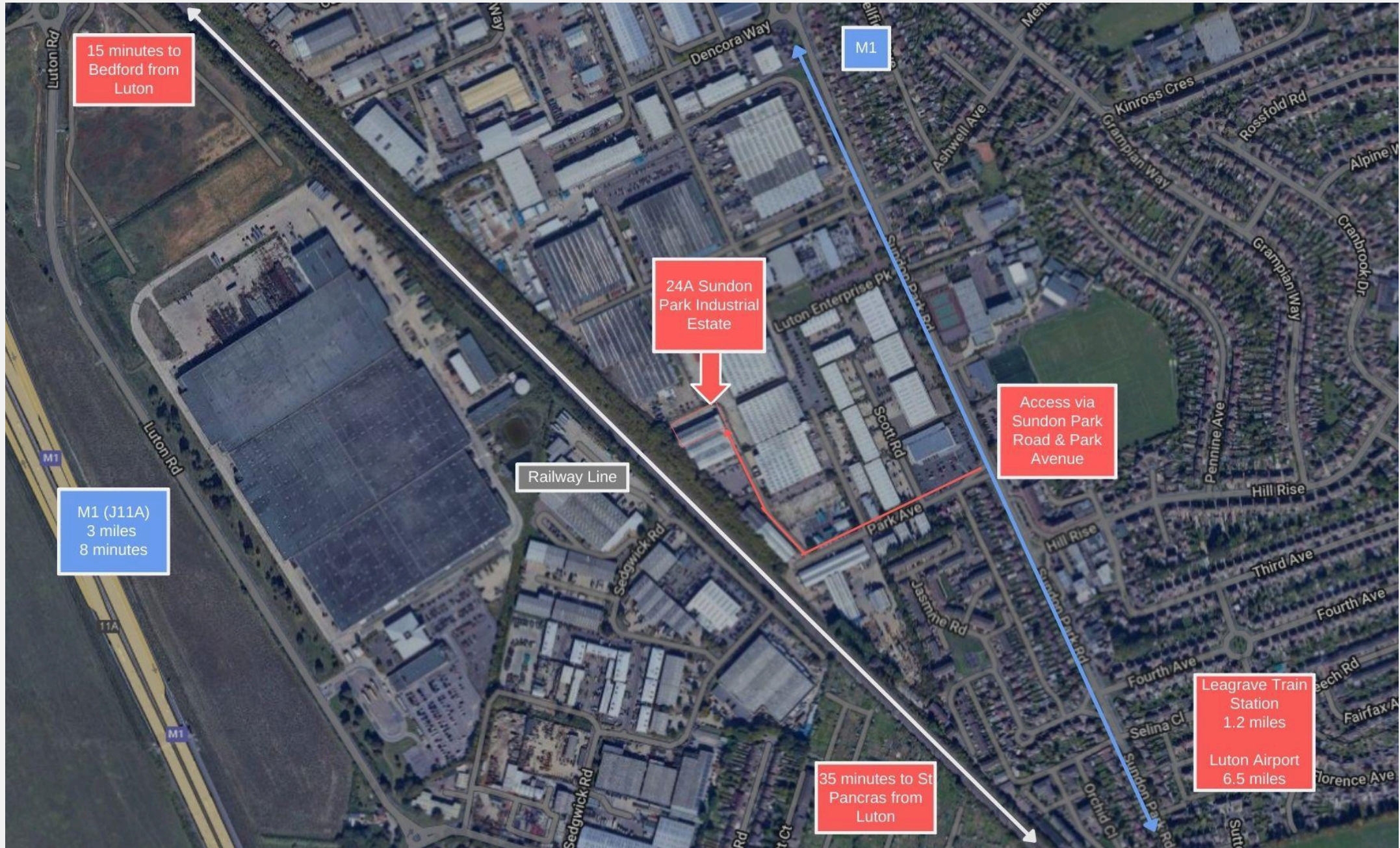
The property may be inspected by prior appointment through the Vendor's sole selling agents.

DATA ROOM

Access details are available on request via [this link](#)

Warehouse
FOR SALE





CONTACT

GET IN TOUCH

Elliot Fletcher

07523 801153

elliott.fletcher@brasierfreeth.com

Claire Madden

07540 107824

claire.madden@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com

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