

**FOR SALE/TO LET**

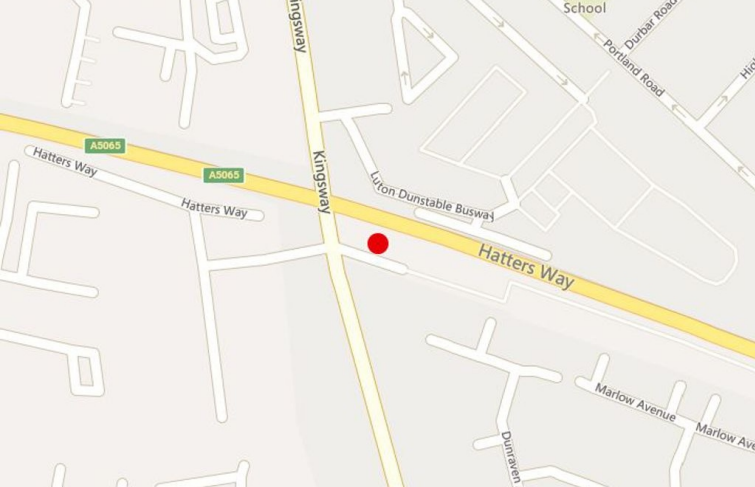
**2,147 Sq Ft (199.46 Sq M)**

- Detached Office Unit
- Prominently Positioned On Established Estate
- Easy Access To Transport Links
- Staff Amenities Close By
- 14 Allocated Car Parking Spaces



## Unit A Kingsway Industrial Estate

Kingsway, Luton, LU1 1LP



## LOCATION

- The property is situated on the prominent and well-established Kingsway Industrial Estate.
- Just off the main A505 (Hatters Way), between Luton and Dunstable.
- The estate fronts onto Hatters Way with excellent links to Luton Town Centre also to Dunstable, the A5 and the M1.
- Luton Railway Station is the nearest train station, located about 1.1 miles from Kingsway Industrial Estate.
- The Estate is conveniently located approximately 2.1 miles from London Luton Airport.

 what3words

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 Google Maps

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## DESCRIPTION

- The property comprises of a detached two storey office building prominently positioned at the entrance of the well established Kingsway Industrial Estate.
- The accommodation is largely open plan on the ground floor with smaller cellular office/meetings rooms at first floor level.
- The property has newly been decorated and benefits from suspended ceilings with inset LED lighting, new carpets and vinyl flooring, tea points, W/C/s, and front and rear access.
- The property also benefits from 14 allocated parking spaces to the front and side elevations with scope to double park.

## TERMS

Available by way of a new FRI lease for a term to be agreed. Rent on application.

The long leasehold (999 years) is available to purchase. Price on application.

VAT is payable.

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## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>199.46 SQ M</b>	<b>2,147 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** The property has an EPC rating of E (115)

**Business Rates:** The rateable value is £24,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the estate. This is currently £2,085 per annum.

## CONTACT:

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