

# TO LET

# INDUSTRIAL



- Location: new prime business park on Hitchin Road, Luton
- Luton town centre 2.5 miles with rail and airport links nearby
- A505, A6 & A5 trunk roads easily accessible
- M1 - 6 miles
- Eaves: 7 metres
- Electric loading door & three phase power
- Steel framed storage mezzanine
- Six car parking spaces & goods loading area fronting loading door
- Landlord controlled areas managed via service charge
- VAT: applicable
- Use: class E

- **Ground Floor:** 3,978 ft<sup>2</sup> (369.53 m<sup>2</sup>)
- **Mezzanine:** 2,026 ft<sup>2</sup> (188.18 m<sup>2</sup>)

- Rent: £53,900 pax leasehold
- Rateable value: under assessment
- Energy performance rating: A

**UNIT 4E THE QUAD, BUTTERFIELD BUSINESS PARK, LUTON LU2 8EF**

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