

# TO LET

# INDUSTRIAL



- Location: established industrial estate on Hitchin Road, Luton
- Luton town centre 1.2 miles with rail and airport links nearby
- A505, A6 & A5 trunk roads easily accessible
- M1 - 5 miles
- Eaves: 4 metres
- Loading doors & three phase power
- Car parking & goods loading areas on-site
- Landlord controlled areas managed via service charge
- VAT: applicable
- Use: class E

- Ground Floor: 8,688 ft<sup>2</sup> (807.12 m<sup>2</sup>)

- Rent: £54,950 pax on flexible lease terms
- Rateable value: under assessment
- Energy performance rating: D91

**ONLY £6.35 per sq ft**

**SUNRISE IND EST, 324 HITCHIN RD, LUTON LU2 7SR**

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