

FOR SALE

INDUSTRIAL



- **RARE FREEHOLD AVAILABILITY**

- Location: brand new development on Hitchin Road, Luton
- Luton town centre 1.2 miles with rail and airport links nearby
- A505, A6 & A5 trunk roads easily accessible. M1 is 5 miles away
- Ground floor: warehouse/industrial space; kitchen & WC
- First floor: mezzanine storage & office space
- Electric loading door, 7 metre eaves & three phase power
- Car parking & goods loading area
- Estate common areas maintained via service charge
- VAT: applicable
- Use: classes E, B2, B8

- Ground Floor: 3,208 ft² (298.00 m²)
- Mezzanine: 2,551 ft² (237.00 m²)

- **Total:** 5,759 ft² (535.00 m²)

- Freehold: £1,065,000

- Rateable Value: to be assessed

- Projected EPC rating: A

UNIT 1 SUNRISE IND EST, 324 HITCHIN RD, LUTON LU2 7SR

01582 858 001

clockproperty.com

office@clockproperty.com

