

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: 3,175 ft² (295.00 m²)
- Mezzanine: 2,551 ft² (237.00 m²)
- **Total: 5,726 ft² (532.00 m²)**

- Freehold: £1,060,000
- Rateable Value: to be assessed
- Projected EPC rating: A

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