

# 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: 3,294 ft<sup>2</sup> (306.00 m<sup>2</sup>)
- Mezzanine: 2,669 ft<sup>2</sup> (248.00 m<sup>2</sup>)
  
- **Total:** 5,963 ft<sup>2</sup> (554.00 m<sup>2</sup>)

- Freehold: £1,100,000
  
- Rateable Value: to be assessed
  
- Projected EPC rating: A

**UNIT 3 SUNRISE IND EST, 324 HITCHIN RD, LUTON LU2 7SR**

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