

Substantial Industrial/Warehouse Premises

97-105 Wingate Road, Luton, Bedfordshire, LU4 8QA

TO LET

15,303 SqFt (1,421.70 m²)



KEY FEATURES

- **Alternative uses considered (STPP).**
- Front loading door.
- On-site parking.
- Ground floor office and staff facilities.
- First floor offices.
- 4m eaves height.

LOCATION

The property has a prominent position on Wingate Road in Luton, which is an established industrial area. Most arterial routes are within proximity, including:

- M1 (J11) = 1 mile to the west.
- A6 (to Bedford) = 1 mile to the east.
- A505 (to Hitchin and Dunstable) = 1.3 miles to the southeast.

DESCRIPTION

The property is arranged over ground and first floor, consisting of the following.

Component	SqFt	M ²
Warehouse	13,289	1,234.59
Mezzanine Offices	274	25.46
First Floor Offices	1,480	137.50
Reception	260	24.15
GIA	15,303	1,421.70

TERMS

The property is available upon a new full repairing and insuring (FRI) lease for a term to be agreed, at a rental of **£150,000** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is to be confirmed.

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



Tel: 01582 401 221 **Email:** s.w@srwood.co.uk **Website:** www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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