

Factory/Warehouse

Unit 7, Telmere Industrial Estate, Albert Road, Luton,
Bedfordshire, LU1 3QF

TO LET

2,376 SqFt (220.73m²)



KEY FEATURES

- New gas boiler
- New roof covering
- New double-glazed windows
- Up & Over access door 3m wide x 3.92m high
- Steel portal frame construction
- Kitchen on ground floor
- Twin w/c and shower
- Paint sealed factory floor
- Whitewashed walls
- Security features including CCTV
- Translucent roof panels

LOCATION

Telmere Industrial Estate is located towards the south of Luton having good road access to the town centre, M1 J10 and London Luton Airport.

DESCRIPTION

The courtyard estate is gated, and each unit has allocated parking.

Component	SqFt	M ²
Ground floor	1,673	155.42
First floor	703	65.31

TERMS

Available upon a new Full Repairing & Insuring Lease for a term to be agreed at a commencing rental of **£32,000** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £22,500 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are verbally advised that VAT is not currently applicable.

VIDEO-TOUR

[Click here](#) to watch a video-tour for the subject premises.

VIEWING

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



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) **Email:** admin@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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