

## Factory/Warehouse

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

**TO LET**

2,376 SqFt (220.73m<sup>2</sup>)



### 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 <sup>2</sup>
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 **£28,500** 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](http://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](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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