



## Unit A1, Bramingham Business Park, Luton, LU3 4BU

Rarely Available Freehold Industrial/Warehouse Unit with Vacant Possession

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	5,360 sq ft / 497.96 sq m
<b>Price</b>	£775,000
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£25,530 per annum
<b>Rateable Value</b>	£46,000
<b>EPC Rating</b>	D (86)

### Key Points

- Modern Unit
- Office Space
- Gas Blower Heaters
- Eaves = 5.42m
- Generous Parking
- LED Lighting
- 2x Loading Doors
- Ridge = 7.29m

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## Location

Luton can be considered a major industrial and logistics hub; benefitting from excellent road links (M1, A505, A6), rail and aviation connectivity.

The subject property is strategically situated at the Bramingham Business Park, just off Barton Road (the A6), which is a major arterial route, linking Luton and Bedford. J11a of the M1 is approximately 6 miles away by road. Luton town centre is approximately 3.2 miles away by road.

## Description

The property comprises a semi-detached, steel portal frame industrial/warehouse unit with parking to the front and rear for around 20 vehicles. The property is arranged over ground and first floor. It provides for 2x up and over loading doors, office accommodation, kitchenette and WC provisions. The minimum eaves height is 5.42m and the ridge height is 7.29m.

## Terms

The property is available on a freehold basis and with vacant possession for £775,000.

## Rateable Value

The rateable value is £46,000 (please note this is not rates payable).

## Legal Costs

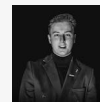
The property has an EPC of 86 in band D.

## VAT

Plus VAT at the appropriate rate, if applicable.



## Viewing & Further Information



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