

Unit 3 Sundon Business Park

Dencora Way, Luton, LU3 3HP

adroit
REAL ESTATE ADVISORS

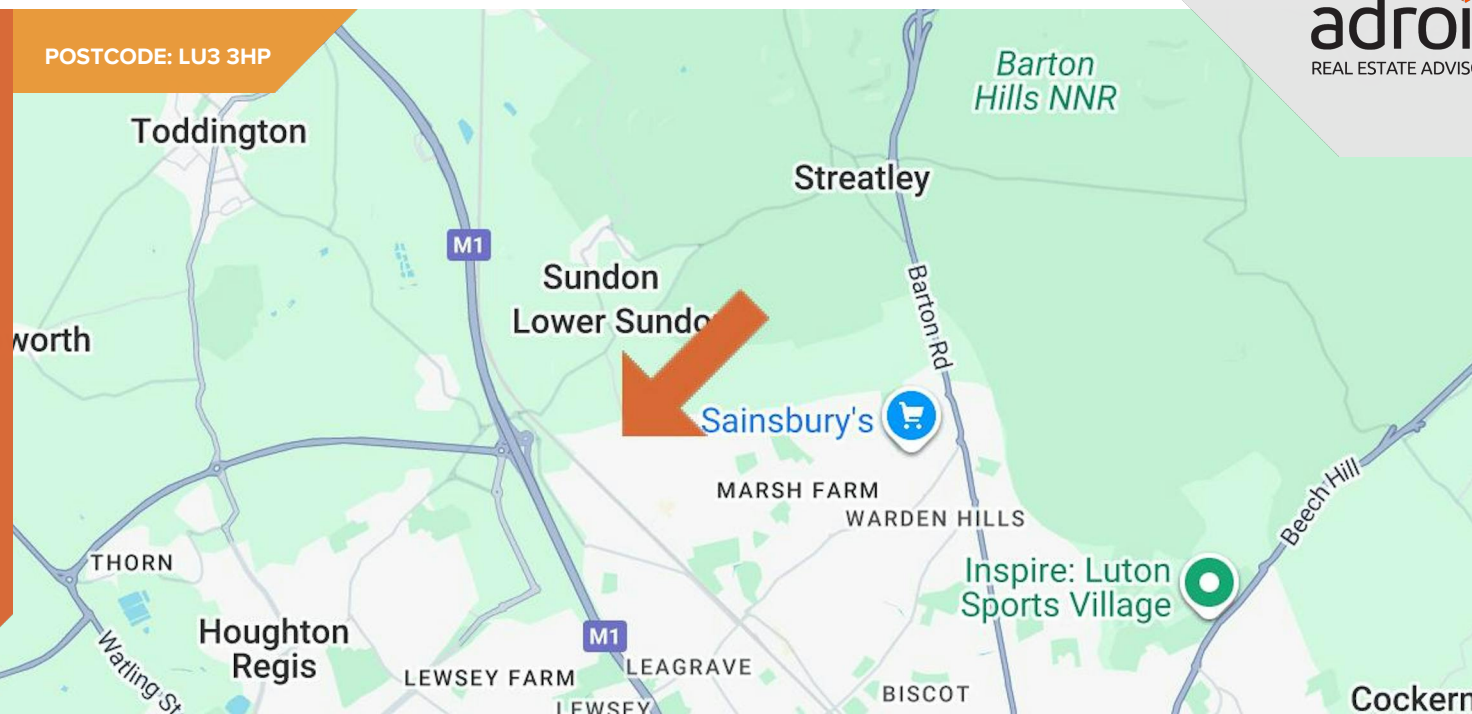


TO LET

11,642 sq ft (1,081.58 sq m)

- 6.5m eaves height
- 21 car parking spaces (approx)
- Up and over loading door
- Close to M1 Junction 11A
- Available on a sublease until 2028

POSTCODE: LU3 3HP



Description

A semi detached warehouse unit with excellent parking located close to M1 Junction 11A. The unit benefits from one up and over loading door, 6.5m eaves height, sodium lighting, two storey offices with gas central heating, double glazing and CAT II lighting. The unit is offered on a short term sublease until June 2028, at which point our client intends to reoccupy the unit.

Location

Sundon Business Park sits within Sundon Park, one of the main industrial areas on the northern edge of Luton. The estate benefits from good access to M1 Junction 11A which will be further improved by the addition of the proposed M1 - A6 link road. The estate is within walking distance of a small parade of shops including a Tesco Express, an Aldi and a Greggs. Leagrave Train Station is 1.5 miles away.

Tenure

Available on a Sublease basis only. Please contact the agents for quoting terms.

EPC

C (56)

Availability

Available February 2026

Rent

£135,000 per annum Passing rent under the existing lease.

Service Charge

£13,115 per annum 2026 Service Charge Budget.
Buildings Insurance - £3,058.40 (inclusive of all taxes)

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £87,500
2026 Rating List. Not the rates payable.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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