

FOR SALE

Business Unit

Jessop & CO



Unit 4, Telmere Industrial Estate, Luton, LU1 3QF

- Business unit of 4,500 sq ft
- High quality offices with storage
- Suit a variety of uses
- Located within Luton town centre
- Easy access to M1 Motorway

Unit 4 Telmere Industrial Estate, Albert Road, Luton LU1 3QF

LOCATION

The Telmere Industrial Estate is located on Albert Road Street just off the A505 Chapel Viaduct which forms the town's inner ring road. The A505 provides easy access to both Junctions 10 & 11 of the M1 Motorway and London Luton Airport.

Luton town centre is within a short walk with easy access to the town's shopping facilities and Luton Railway Station.

DESCRIPTION

The property comprises a modern two storey business unit arranged to provide high quality office accommodation arranged on ground and first floors with full height storage. There is a single loading door to the front of the property. The property benefits from the following features:

- Town centre location
- 4 car parking spaces
- Two storey
- High office content
- Air-conditioning
- Full height storage
- Mezzanine storage
- Front loading door
- Max eaves height of 16ft (4.89m)

FLOOR AREA

Offices & storage - 4,500 sq ft (418.09 sq m)

All floor areas are calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has a Rateable Value of £25,000.

Please note this is not the amount of business rates payable.



LEASE

The property is available by way of an assignment of a ground lease for a term of 999 years from 4th October 1988.

QUOTING TERMS

Offers in the region of £650,000.

LEGAL COSTS

Each party to meet their own costs.

VAT

VAT will be payable.

EPC

C (65). A copy of the certificate can be provided.

For viewings and further information please contact the selling agent:

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