

FOR SALE

WAREHOUSE

Jessop & co



97/105 Wingate Road, Luton LU4 8QA

- 15,303 sq ft (1,421.82 sq m)
- First floor offices
- Front loading door
- Staff car parking
- Rare freehold opportunity
- Suitable for a variety of uses

LOCATION

The property occupies an excellent location on Wingate Road, an established industrial area just to the north of the A505 Dunstable Road which is a major thoroughfare linking Luton with J11 of the M1 Motorway approximately 2 miles to the west.

The property is located on the north side of Wingate Road between its junctions with Arundel Road and Selbourne Road close to the Bury Park area of Luton. Nearby occupiers include Cawleys Waste, Stephens Removals, Amber Leisure and Butterfieds.

DESCRIPTION

The property comprises a factory/warehouse property having the benefit of first floor offices to the front. There is loading from the front and access to the side of the property.

The property benefits from the following amenities:

- 15,303 sq ft (1,421.82 sq m)
- First floor offices
- Offices/staff facilities within the warehouse area
- Front loading
- Side access
- Staff car parking
- 4m eaves height

FLOOR AREAS

The property provides the following gross internal floor areas:

Warehouse:	13,289 sq ft (1,234.68 sq m)
Mezzanine Offices:	274 sq ft (25.55 sq m)
First Floor Offices:	1,480 sq ft (137.50 sq m)
Reception:	260 sq ft (24.18 sq m)

Total: 15,303 sq ft (1,421.82 sq m)

All measurements are in accordance with the RICS Code of Measuring Practice

RATING

The property is to be re-assessed for business rates.

Further details on request.



QUOTING PRICE

Offers in excess of £1,450,000 excl VAT are required for the benefit of the freehold interest subject to vacant possession.

VAT

The property is elected for VAT.

EPC

To be provided.

For viewings and further information please contact the sole agent:

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