

# TO LET

## WAREHOUSE

# Jessop & co



### Unit 3 Scott Road Industrial Estate, Sundon Park, Luton, LU3 3BF

- 2,644 sq ft (245.65 sq m)
- Warehouse/trade counter unit
- Front yard
- Full height roller shutter door
- 7 car parking spaces
- Secure industrial estate with easy access to M1 (J11a)

# Unit 3 Scott Road Industrial Estate, Sundon Park, Luton, LU3 3BF

## LOCATION

The property is located in the Sundon Park Industrial area to the north of Luton having benefit of easy access to the M1 Motorway (J11a) which is approximately 1.5 miles (2.40km) to the west.

The property is located on west side of Sundon Park Road accessed via Park Avenue and occupies a prominent location at the front of the Scott Road Industrial Estate. Nearby occupiers include Aldi, Edmundson Electrical, SSE, Deritrend and Border Engineering.

## DESCRIPTION

The property comprises a modern mid-terraced warehouse/trade counter unit within a secure gated industrial estate being suitable for warehouse, light industrial and trade counter uses.

The unit has been fitted out by the current tenant to include additional offices and a product demonstration room which can be made available to an incoming tenant. Further details are available on request.

The property benefits from the following amenities:

- 2,644 sq ft (245.65 sq m)
- Ground floor office
- Roller shutter door
- 5.88m eaves height
- 6.72m ridge height
- Kitchen & WC facilities
- Front yard
- 7 car parking spaces

## FLOOR AREAS

The property provides the following gross internal floor areas:

Gross Internal Area: 2,644 sq ft (245.68 sq m)

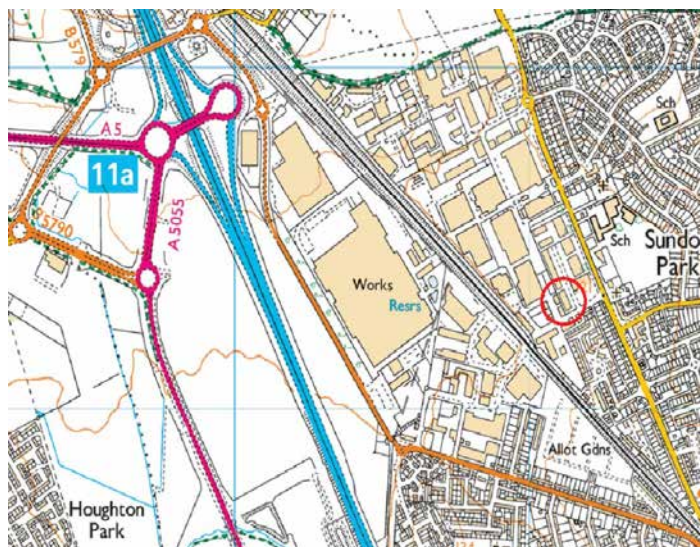
All measurements are in accordance with the RICS Code of Measuring Practice.

## RATING

The property has the current rating assessment:

Rateable Value: £23,250

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



## TERMS

The property is held on a lease until 10th February 2026 and is available to let by way of an assignment of the existing lease or a new sub-lease until 10th February 2026.

Alternatively, a new lease may be available from the landlord on terms to be agreed.

The lease provides for the payment of a service charge. A copy of the lease is available on request.

## RENT

£34,500 per annum exclusive of VAT.

## LEGAL COSTS

The tenant is to contribute to the landlord's reasonable legal costs.

## VAT

The property is elected for VAT.

## EPC

To be provided.

**For viewings and further information please contact the sole agent:**

**Paul Jessop MRICS**  
**Jessop & Co**  
**01582 346110**  
**paul@jessopco.co.uk**

## Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering to any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars.