

TO LET

NEW WAREHOUSE/FACTORY

1,277 SQ M (13,741 SQ FT)



UNIT 3
356-366 DALLOW ROAD
LUTON LU1 1DE

See important notice overleaf

01438 816396

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UNIT 3, 356-366 DALLOW ROAD, LUTON LU1 1DE

DESCRIPTION & SITUATION The property is situated on Dallow Road within the established Dallow Road industrial area. Dallow Road provides for excellent access to Luton Town Centre and is approximately 2 miles from Junction 11 on the M1.

The premises comprise a brand new industrial/warehouse unit which is currently in shell condition and has excellent frontage to Dallow Road.

- FEATURES**
- 8.49 M TO UNDERSIDE OF GUTTER
 - GOOD LOADING FACILITIES
 - GENEROUS CAR PARKING
 - MAIN ROAD VISIBILITY

FLOOR AREAS Floor areas are based on a gross internal area and are approximate only.

	(sq m)	sq ft
Warehouse	1,094 sq m	11,777 sq ft
Ground Floor Production/Office	182.5 sq m	1,964 sq ft
Total	1,277 sq m	13,741 sq ft

TERMS The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT £81,075 (only £5.90 per sq ft) per annum exclusive

RATES To be advised.

LEGAL COSTS Each party is to be responsible for their own legal costs.

VIEWING By appointment through joint sole letting agents
David Menzies Associates
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or
BOWYER BRYCE
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Important Notice

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