

8 WEEK COMPLETION



SITUATION

Located close to the junction with Dallow Road, on this well established industrial estate amongst such other occupiers including **Arjo Huntleigh** and **Lyreco**. Luton town centre is only approx. 1½ miles to the east and the M1 (Junction 11) is approx. 1¾ miles to the west. Luton is a well known commercial centre with an international airport, approx. 30 miles north of central London.

PROPERTY

A substantial **Warehouse Unit with trade counter area and front two storey section on approx. 2.04 acre site** benefiting from:

- 22'9" eaves height
- 3 roller shutter doors within a covered loading bay
- Additional roller shutter on side elevation
- Ample parking in 2 car parks

The property benefits from Planning Permission dated 11th March 2015 by Borough of Luton for 'Change of use from Class B1 (light industrial) to Class B8 (storage and distribution) to provide a wholesale cash and carry (Planning Ref. 14/01595/COU).

ACCOMMODATION

Warehouse			
GIA	Approx.	51,245	sq ft'
Offices			
GIA	Approx.	9,190	sq ft'
Works Offices (1" floor)			
GIA	Approx.	1,185	sq ft'
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Total GIA	Approx.	61,620	sq ft'

'Areas supplied by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

**Vacant 61,620 sq ft
Warehouse Unit**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

John Bays & Co – Tel: 020 8881 3609
Ref: J. Bays – Email: law@johnbays.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts

