DUNCAN WELCH & CO
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- Commercial Property Sales & Lettings
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UNIT 33 CAMFORD WAY
SUNDON PARK
LUTON
BEDFORDSHIRE
LU3 3AN

INDUSTRIAL / WAREHOUSE UNIT

2,400 SQ FT (223m2) + MEZZANINE

FOR SALE

LOCATION

Camford Way is an established commercial location which lies within the northwestern sector of Luton, with Junction 11A of the M1 Mortorway is close by.

Duncan Welch & Co Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants 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; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

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DESCRIPTION

The property comprises a single storey end of terraced building, of steel portal frame construction. The building is fitted with a mezzanine floor providing storage space and is equipped with the following: -

AMENITIES

- Roller Shutter Loading Door 4.99m (High) x 3.38m (Wide)
- 3 Phase Electricity Supply
- Ground Floor Office
- W.C & Kitchenette
- Mezzanine Floor
- Forecourt with Parking for 10 cars approximately.

SIZE	Ground Floor	=	2,400 sq ft (223m2)
	Mezzanine Floor	=	1,945 sq ft (180m2)
	TOTAL	**=**	**4,345 sq ft (403m2)**

TENURE The property is held by way of a ground lease for a term of 999 years commencing from 31st December 1993. We are advised that there is no ground rent payable.

PRICE £435,000 for the building & long ground lease interest.

VAT We are advised that VAT is not applicable to the purchase price.

BUSINESS RATES The property has a current gross ratable value (RV) of £23,750 with effect from 1st April 2026. (Please note this is not the rates payable).

EPC An Energy Performance Certificate is available on application.

VIEWING By prior appointment via sole agent: -

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