

MORTON HOUSE | 21 KIMPTON ROAD | LUTON | LU2 0DL



# MORTON HOUSE—CAFÉ

*Fully Fitted Café & Kitchen in Newly Developed Landmark Office Building*

**TO LET**

**S.R. Wood & Son**

Est. 1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)





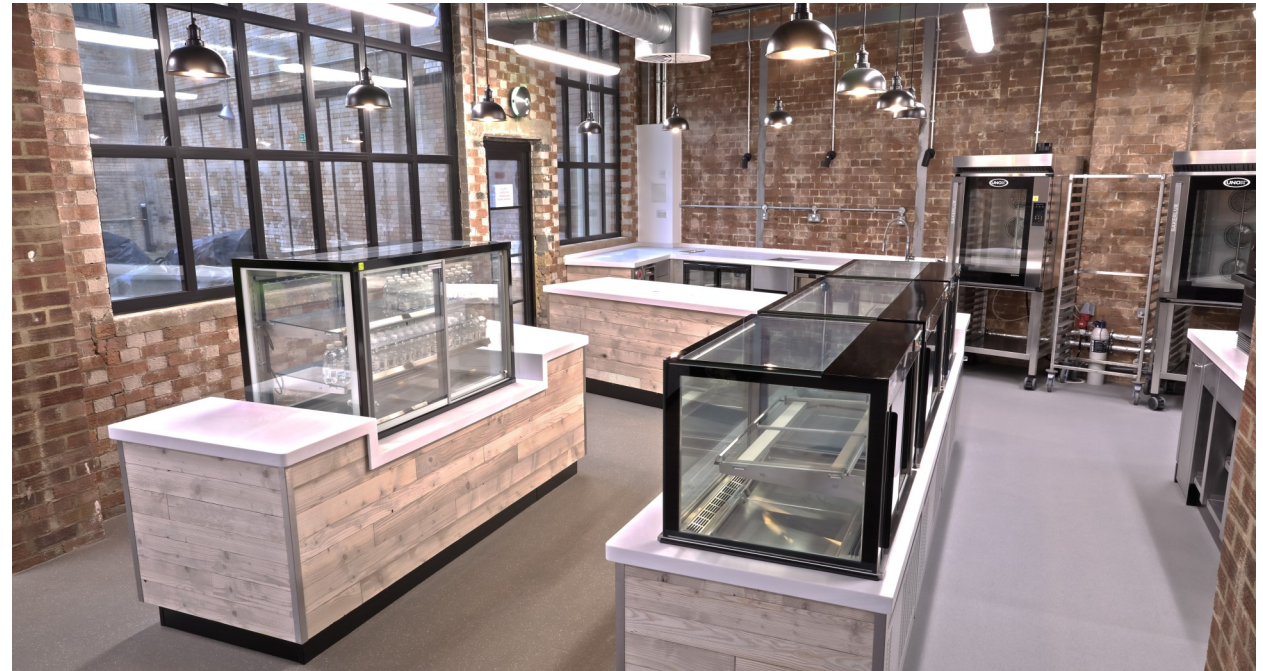
- Fully Fitted Kitchen
- Additional Courtyard Seating
- Landmark Heritage Building
- Superb Connectivity
- Flexible Terms
- Disabled Access
- On-Site Security
- Bike Store
- Shower Facilities
- EPC 'B' & BREEAM Rating 'Good'





**CAFÉ SEATING SPACE**





**FULLY FITTED KITCHEN**





UPPER FLOOR OFFICES



## Location

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Luton is one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high-speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

Morton House is situated on Kimpton Road, opposite Luton Parkway Train Station and the Luton DART. The property is within minutes from London Luton Airport, M1 (J10), Luton Town Centre and the Power Court development site—a new football stadium, soon to be the new home for LTFC.

## Description

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Morton House forms part of the former Vauxhall plant. The premises have been comprehensively redeveloped into stunning office accommodation with both open plan floors and flexi accommodation. The premises retains many of its original features, including exposed brickwork and herringbone flooring.

The lower-ground floor level provides for a brand new café, fully fitted with state of the art kitchen equipment and seating. As such, the premises are ready for immediate occupation.

Externally, there is an attractive courtyard which provides additional seating for the café.

The upper floor office accommodation is almost 100% occupied, providing a large pool of potential customers for the café (breakfast, lunch, snacks, coffee, etc). There are also a number of hotels within proximity, which provides scope for further customers.

## Terms

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The café is available by way of a new lease. Terms upon application.

## Rateable Value

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The rateable value is to be assessed. Occupiers will be responsible for the payment of business rates, if applicable.

## Legal Costs

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Each party is to bear its own costs incurred.

## VAT

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All costs are subject to VAT if applicable.

## EPC

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The property has an EPC rating of 'B' and is rated BREEAM 'Good'.



## Viewings

To arrange a viewing and for further information, please contact sole letting agency S.R. Wood & Son Ltd.

### Office:

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