

## Café - Morton House, 21 Kimpton Road, Luton, LU2 0HL

Fully Fitted Café & Kitchen in Newly Developed Landmark Office Building

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,000 sq ft / 92.90 sq m
<b>Rent</b>	Rent on application
<b>Service Charge</b>	Upon Application
<b>Business Rates</b>	To Be Confirmed
<b>EPC Rating</b>	B

### Key Points

- Unique Café/Restaurant Opportunity
- Fully Fitted Kitchen
- On-Site Security
- Office Space Almost Fully Let
- Landmark Property
- Disabled Access
- Plentiful On-Site Facilities

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## Location

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 Luton Town FC.

## Description

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

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

## Rateable Value

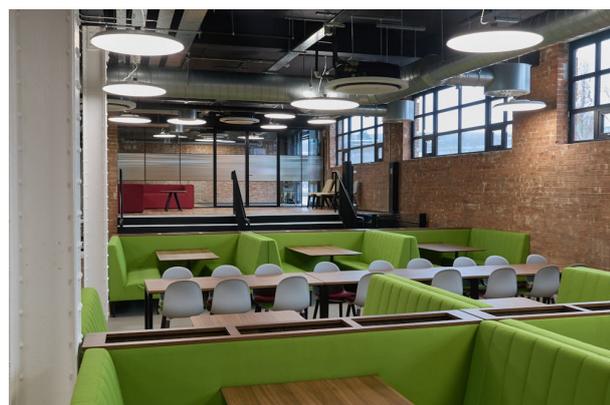
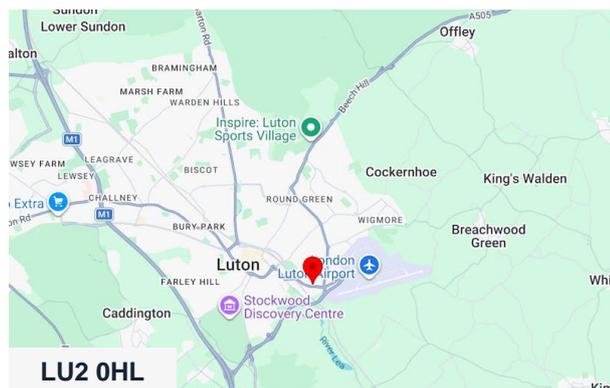
The rateable value is to be assessed. Occupiers will be responsible for the payment of business rates, if applicable.

## VAT

Plus VAT at the appropriate rate.

## Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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