



## 14 Langley Terrace Industrial Park, Latimer Road, Luton, LU1 3XQ

Industrial/Warehouse Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,699 sq ft / 157.84 sq m
<b>Rent</b>	£19,600 per annum
<b>EPC Rating</b>	Upon enquiry

### Key Points

- 2-3 Parking Spaces
- Security Features
- Under Mezzanine = 2.15m
- Manual Roller Shutter
- Mezzanine Floor

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## Location

Langley Terrace comprises a 1980's built industrial estate of 18 similar units formed of two facing terraces. Unit 14 is located on the front terrace facing Latimer Road which is a short distance from Luton town centre and J10 of the M1. London Luton Airport is also within proximity.

## Description

The mid-terraced unit is arranged ground floor and mezzanine. The ground floor measures 1,111 sqft (103.23 m<sup>2</sup>) and the mezzanine measures 587 sqft (54.57 m<sup>2</sup>). The unit is currently undergoing redecoration, benefitting from a manual roller shutter, security features and 2-3 parking spaces.

## Terms

Available by way of a new full repairing & insuring (FRI) lease, for a term to be agreed, at a commencing rent of £19,600 per annum exclusive.

## VAT

Our client has advised VAT is not applicable.

## Legal Costs

Each party is to bear its own legal and professional fees incurred.

## Rateable Value

The Rateable Value as of April 2026 is £12,000 (please note this is not rates payable).



## Viewing & Further Information



### Stephen Wood

01582 401 221 | 07798 610 003  
s.w@srwood.co.uk



### Jacob Wood

01582 401 221 | 07401 221 022  
j.w@srwood.co.uk