



183-185, Marsh Road, Luton, LU3 2QQ

First Floor Commercial Space

Summary

Tenure	To Let
Available Size	1,881 sq ft / 174.75 sq m
Rent	£18,800 per annum
EPC Rating	Upon enquiry

Key Points

- First Floor Space
- Front & Rear Entrance
- Prominent Corner Position
- Parking x2

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Location

The property occupies a prominent corner position on Marsh Road, Luton. Marsh Road is a popular commercial district with a mixture of international, national, regional and local businesses.

Description

The first floor of the property consists of three large rooms, a smaller office/staff room, kitchenette and WCs. It benefits from the following:

- 2 allocated parking spaces.
- Radiator heating, served via gas boiler.
- Part suspended ceiling and part laminate flooring.
- Fluorescent and CAT II lighting.
- Double glazed windows, offer good natural daylight.

Terms

The space is available upon a new internal repairing and insuring (IRI) lease for a term to be agreed at £18,800 per annum exclusive. There is a service charge obligation covering the shared areas.

Rateable Value

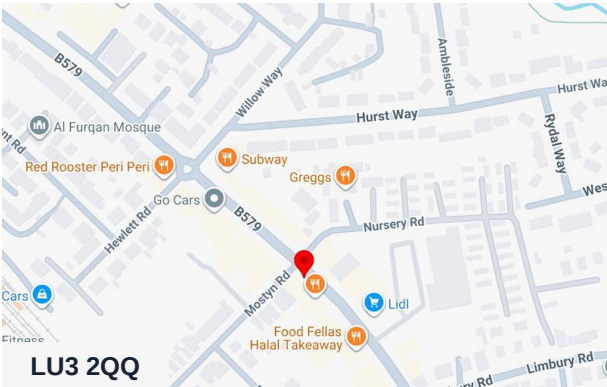
The Rateable Value is £17,250 (please note this is not rates payable).

VAT

All costs are subject to VAT if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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