



35-37, Hastings Street, Luton, LU1 5BE

Town Centre Business Unit

Summary

Tenure	To Let
Available Size	2,044 sq ft / 189.89 sq m
Rent	£20,000 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Forecourt Parking
- Shared Yard
- Class E

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Location

The property is located on Hastings Street on the fringe of Luton town centre, just off the inner ring road (A505). All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc.

Description

The property is arranged over ground and first floor, with forecourt parking for approximately 4 vehicles and a shared side yard. Internally, the property is partitioned into several office rooms of varying sizes. There is a single WC at ground floor level and twin WC at first floor level. Each floor has its own kitchenette facility. Furthermore, there is suspended ceiling throughout with a mixture of spotlights and LED panel lights and the radiator heaters are serviced via gas boiler.

Accommodation

The property comprises the following:

Description	sq ft	sq m
Ground Floor	1,063	98.76
First Floor	981	91.14
Total	2,044	189.90

Terms

The property is available upon a new full repairing and insuring (FRI) lease for a term to be agreed, at £20,000 per annum exclusive.

Rateable Value

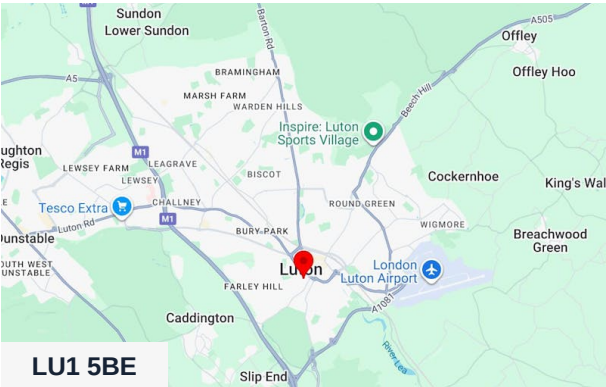
Each floor is rated for business rates individually:
- Ground Floor = £12,000
- First Floor = £14,000
(please note these are not rates payable).

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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