TO LET



Unit 3, 51-59 Dudley Street, Luton, LU2 0NP

Class E Commercial Space

Summary

Tenure	To Let
Available Size	1,103 sq ft / 102.47 sq m
Rent	£16,000 per annum
Rateable Value	£13,000
EPC Rating	C (72)

Key Points

- Town Centre Proximity
- Forecourt Parking
- New Lease
- Open Plan Space
- Available Immediately
- Class E

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Location
The property is located on the fringe of Luton town centre in the High Town suburb. It occupies an end of terrace position at 51-59 Dudley Street.

Description
The property comprises an end of terrace, light industrial unit measuring 1,103sqft (102.43msq). Access is provided by double doors, leading into a small entrance lobby, of of which is an office and twin WC's. The main warehouse space features an open plan kitchenette. The minimum eaves equals 3.23m. The ridge height equals 3.92m. To the front of the property is a shared yard with palisade fencing and gates.

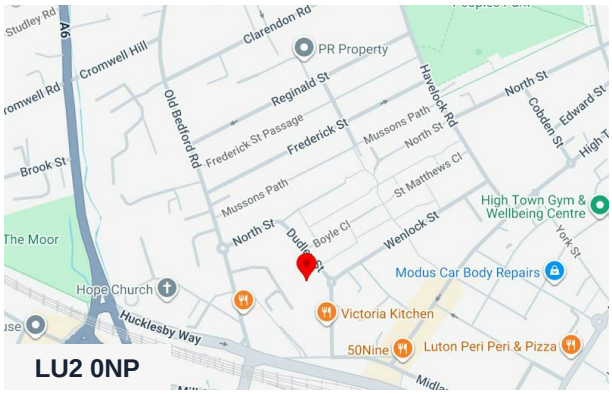
Terms
Available by way of a new full repairing and insuring lease at £16,000 per annum exclusive.

VAT
Subject to VAT at the appropriate rate if applicable.

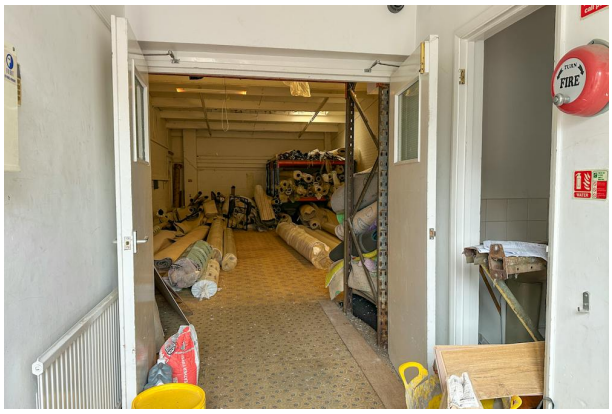
Rateable value
The rateable value is £13,000 (please note this is not rates payable)

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

NB
The photograph of the property exterior has been edited using AI to remove a skip and other items of rubbish. These items will be removed prior to a tenancy being entered into.







Viewing & Further Information



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