



25-33, Hastings Street, Luton, LU1 5BE

Town Centre Business Unit

Summary

Tenure	To Let
Available Size	2,594 sq ft / 240.99 sq m
Rent	£22,000 per annum
EPC Rating	Upon enquiry

Key Points

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

25-33, Hastings Street, Luton, LU1 5BE

Location

The property is located on Hastings Street, which is 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 six vehicles and a shared side yard. Internally the property is predominantly open plan with a number of office rooms of varying sizes, a kitchenette and WCs.

Accommodation

The property comprises the following:

Description	sq ft	sq m
Ground Floor	2,000	185.81
First Floor	594	55.18
Total	2,594	240.99

Terms

The property is available upon a new full repairing and insuring (FRI) lease for a term to be agreed, at £22,000 per annum exclusive.

Rateable Value

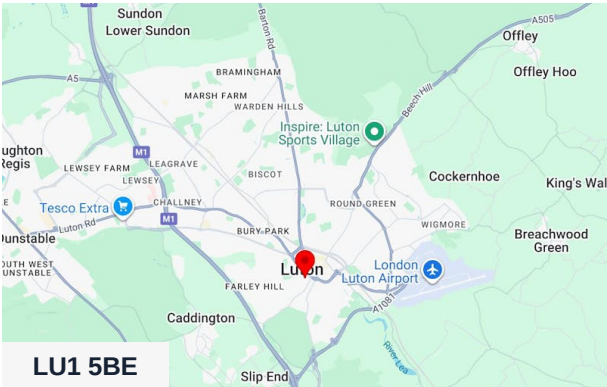
The property has a Rateable Value of £21,500 (please note this is not rates payable).

VAT

All costs are subject to VAT if applicable.

Legal Costs

Each party is to bear its own legal costs incurred.



Viewing & Further Information



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



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