



2 Park Terrace, 101 Park Street, Luton, LU1 3HG

Self Contained Office Premises To Let

Summary

Tenure	To Let
Available Size	1,909 sq ft / 177.35 sq m
Rent	£28,600 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Good Road Links to M1 (J10) and London Luton Airport
- On Site Parking
- Recently Decorated

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Location

The mid terraced, pavement lined premises are located facing Park Street within Luton town centre, close to the University of Bedfordshire campus with good road links to M1 (J10) and London Luton Airport.

Description

Built over basement, ground and first floor with allocated parking to the rear.

Basement - store: 21.21 sqm, floor to ceiling height 1.75m

Ground Floor - Three office rooms totalling 110.36 sqm/1,188 sqft, front and rear pedestrian access, single w/c.

First Floor - Three office rooms plus kitchen totalling 67.07 sqm/722 sqft, single w/c.

Carpeting

Timber Sash Windows

Radiator Heating

Cat II Lighting

Externally there are four designated parking spaces.

VAT

VAT is applicable at the appropriate rate.

Rateable Value

From 1st April 2026 the Rateable Value will be £19,500 (please note this is not rates payable).

Legal Fees

Each party to bear their own professional costs incurred.

Terms

Available upon a new lease for a term to be agreed at £28,600 per annum exclusive.



Viewing & Further Information



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