



Unit E, Abbeygate Business Centre, Hitchin Road, Luton, LU2 0ER

Mid-terraced two-storey unit with parking

Summary

Tenure	To Let / For Sale
Available Size	1,133 sq ft / 105.26 sq m
Rent	£14,000 per annum
Price	£150,000
Business Rates	Upon Enquiry
EPC Rating	E (117)

Key Points

- Good Road Links to Luton Town Centre
- Proximity to London Luton Airport, M1, Junction 10 & A505
- Fluorescent Lighting
- Both Floors Have Solid Flooring
- Double Glazing
- Parking
- Security Features

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Description

This mid-terraced unit is two-storey with a roller shutter door for deliveries and has parking at the rear. It is situated in a purpose built business centre which forms a courtyard of similar styled premises. Both floors have solid flooring, double glazing and fluorescent lighting. WC facilities, a shower along with security features are present.

Location

Abbeygate Business Centre faces Hitchin Road, at the junction with Hartley Road. There are good road links to the Town Centre, London Luton Airport, the A505 and Junction 10 of the M1.

Terms

The property is available by way of a new lease for £14,000 per annum exclusive. Alternatively, the ground lease interest is available to purchase for sale for £150,000.

Rateable Value

The rateable value is £11,000 (please note this is not rates payable).

VAT

To be confirmed.

Costs

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



Viewing & Further Information



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