

TO LET

INDUSTRIAL



- Location: established business estate on Hitchin Road, Luton
- Luton town centre 1.2 miles with rail and airport links nearby
- A505, A6 & A5 trunk roads easily accessible. M1 is 5 miles away
- Ground floor storage/workshop/studio or offices
- First floor: refurbished office accommodation or studio space
- Kitchenette & WCs
- Loading door access & three phase power
- Car parking & goods loading areas on-site
- Landlord controlled areas managed via service charge
- VAT: applicable
- Use: class E

- Ground Floor: 820 ft² (76.15 m²)
- Ground Floor: 958 ft² (88.97 m²)
- **Total: 1,778 ft² (165.12 m²)**

- Rent: £25,000 pax on flexible lease terms
- Rates Payable: £nil for qualifying occupiers (RV:£11,000)
- Energy performance rating: D99

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