

For Sale

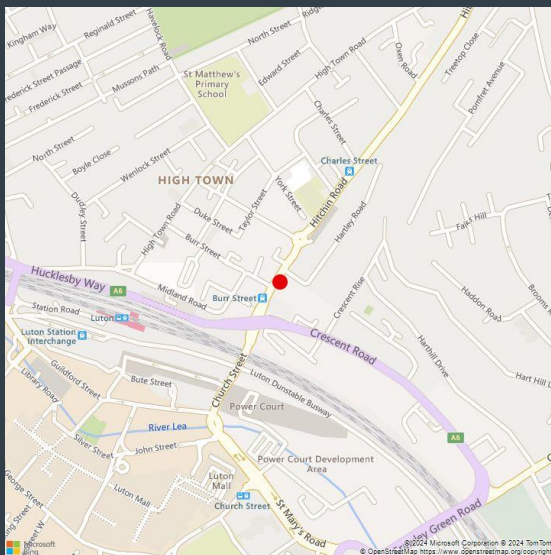


Unit E
Abbeygate Business Centre
Hitchin Road
Luton
Bedfordshire, LU2 0ER

- Town Centre Location
- Should Qualify for Small Rates Relief
- Secure Yard Location
- Loading Door

Location

Located on the corner of Church Street and Hartley Road, close to the town centre and a short walk from The Mall. Luton's mainline railway station is within walking distance, with a direct link to London's Kings Cross in approximately 30 minutes. Junction 10 of the M1 and London Luton Airport are approximately 2 miles away.



Description

Available by way of long-lease hold we offer a mid terrace industrial unit with warehouse/workshop on the ground floor with full mezzanine providing first floor office space. The property has two parking spaces to the front and an additional two parking spaces located within the additional allocated parking bays. The property benefits from a WC, shower, double glazed windows and roller shutter loading door, all located within a secure yard.

Terms

Available by way of a Long-Leasehold sale for a price of £190,000.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

	SQ FT	SQ M
TOTAL	1,124	104.51

VAT

This property has been elected for VAT and therefore, is payable on the Long lease.

Service Charge

There is a service charge and can be provided on request.

Business Rates

From enquiries we understand that for the current year the rateable value is £10,500 per annum. This property may qualify for small business rate relief.

EPC

E - 126

Viewings

Strictly by appointment. For further details please contact:

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