

## TO LET – Light Industrial/Office



### 22B Guildford Street, Luton, Bedfordshire, LU1 2NR

768 - 1,420 SqFt (71.35 - 131.92 SqM)

£16,000 per annum exclusive

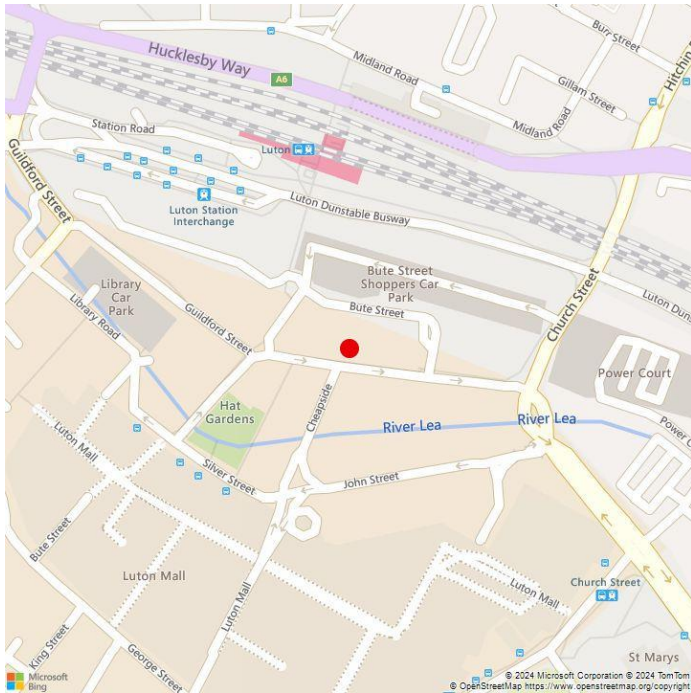
- Ground Floor and Basement
- Phase 3 Electric
- Town Centre Location
- 2 Parking Spaces

## Location

The property is located on Guildford Street in Luton Town Centre.

Luton Mainline Train Station = 135m (2 minute walk)

The Mall (Bute Street Entrance) = 191m (3 minute walk), and Bedfordshire University = 421m (10 minute walk).



## Description

A rarely available end of terrace workshop/office in the heart of Guildford Street, available by way of the long leasehold interest of 999 years from 1992.

The property benefits from a ground floor workshop/office/retail area with the addition of a useable basement. There is phase three electrics and solid concrete floors. To the rear are two parking spaces. The property also includes the access way to the left hand side to access the rear yard and parking spaces.

The property is available either by way of lease for a period to be agreed.

## Terms

To Let £16,000 per annum

**VAT:** We understand that there is no VAT payable

## Accommodation

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

Accommodation	Sq Ft	Sq M
Ground Floor	768	71.35
Basement	651	60.48
<b>Total</b>	<b>1419</b>	<b>131.83</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

We understand from enquiries that the rateable value for the current year is £9,900. This property should qualify for small business rates relief.

## EPC

TBA

## Viewings

For viewings and further information please contact:

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