

# TO LET - FORMER COLD FOOD PRODUCTION FACILITY



Unit 4, 27 Inkerman Street, Luton, Bedfordshire LU1 1JB  
1,184 SqFt (109.99 SqM)

£10,000 per annum

- Located in Luton Town Centre
- Good access to Junctions 10 and 11 of M1
- Cold food prep areas
- In built cold store

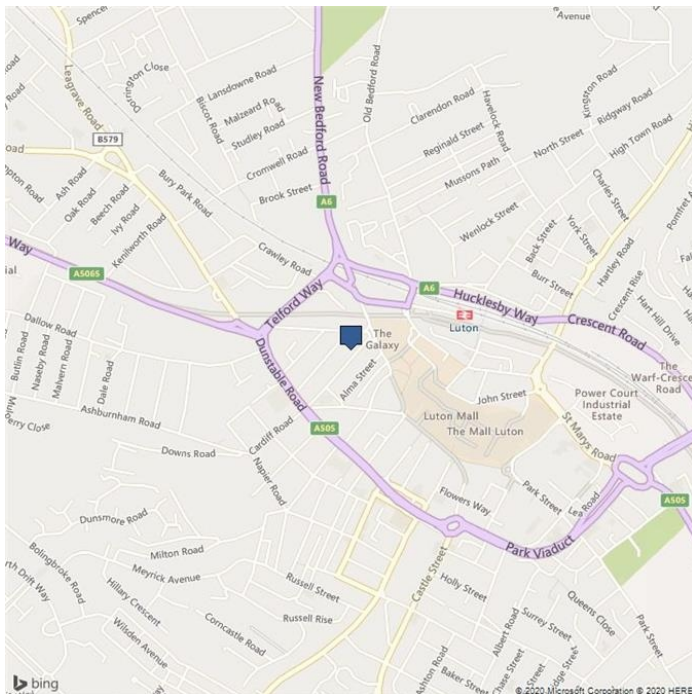
## Location

The property is situated within Luton Town Centre on Inkerman Street, within close proximity to Luton's Mainline Railway Station providing access to Central London within 40 minutes.

The property has good access to M1 Junctions 10 and 11.

## Railway Links

Luton's Mainline Train Station is within walking distance.



## Description

This property is a former cold food production facility.



## Accommodation

The property has been used historically for the preparation, storage and distribution of cold food.

The property has the benefit of a first floor office and incorporated WC facilities.

Cold food prep areas  
Solid floors throughout  
In built cold store  
Heating/ lighting  
First floor office space  
Kitchen facilities  
WC Facilities  
2 allocated parking spaces

Externally there is the benefit of allocated parking.

## Floor Area (GIA)

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

Accommodation	sq ft	sq m
Ground floor	947	87.98
First floor offices & WC	237	22.02
<b>Total Area</b>	<b>1,184</b>	<b>109.99</b>

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

## VAT

VAT Applicable

Service charge: Applicable

## EPC

TBC

## Business Rates

Rateable value: £8,200

The current multiplier for 2020/21 49.9p payable

Interested parties are advised to contact the relevant local authority

## Further Information

**Lyanne Jacob**

01582 738 866

[lyanne.jacob@kirkbydiamond.co.uk](mailto:lyanne.jacob@kirkbydiamond.co.uk)

## DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP