

## TO LET/ MAY SELL – INDUSTRIAL PREMISES WITH OFFICE



### York House, 140 High Town Road, Luton, LU2 0BX

12,704 SqFt (1,180.2 SqM)

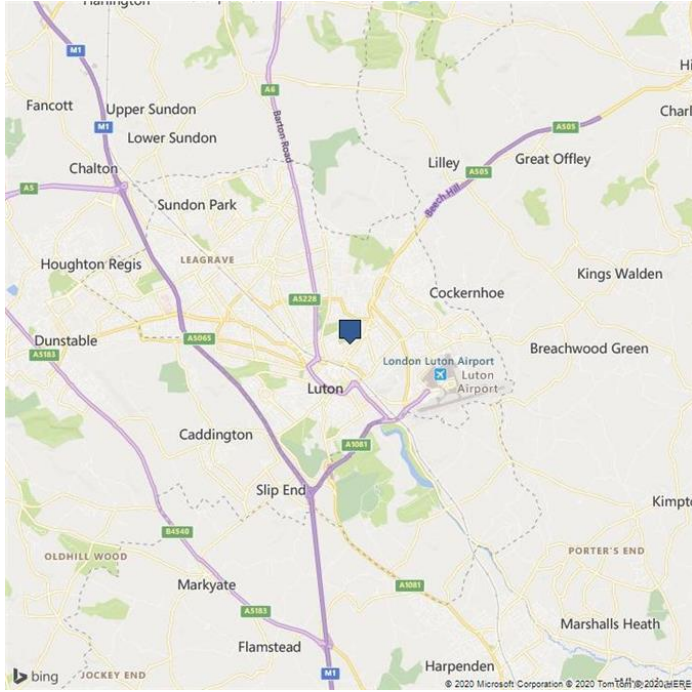
£55,000 per annum

- Allocated parking
- Secure site
- Office accommodation
- WC and kitchen facilities

## Location

York House is on the corner of High Town Road and Charles Street. High Town Road situated approximately ½ a mile North of Luton Town Centre and Luton Railway Station.

Junction 10 and 11 of the M1 Motorway are within 3 miles.



## Description

York House is a single storey industrial unit with two storey offices

## Terms

**To Let:** £55,000 per annum

**VAT:** Applicable

## Accommodation

York House is a single storey industrial unit with two storey offices to the front.

The ground floor comprises of a reception area, kitchenette and cellular offices within a two storey office structure.

To the rear there is a large warehouse/ storage area with an eaves height of 3.95m served by a roller shutter door. Toilets and storage rooms are to the rear of the mezzanine office.

## Specification

- Mezzanine floor
- Cellular offices
- Storerooms
- Allocated car parking
- Secure site
- WC Facilities
- Kitchen facilities

## Gross Internal Area - GIA

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

Accommodation	Sq Ft	Sq M
Total	12,704	1,180.2

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

## Business Rates

Rateable value: £47,250

The current multiplier for 2020/21 49.9p payable

Interested parties are advised to contact the relevant local authority

## EPC

C (67)

## Viewings

For viewings and further information please contact:

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