

FOR SALE



Serif House, Dudley Street, Luton, LU2 0NT

2,736 SqFt (257 SqM)

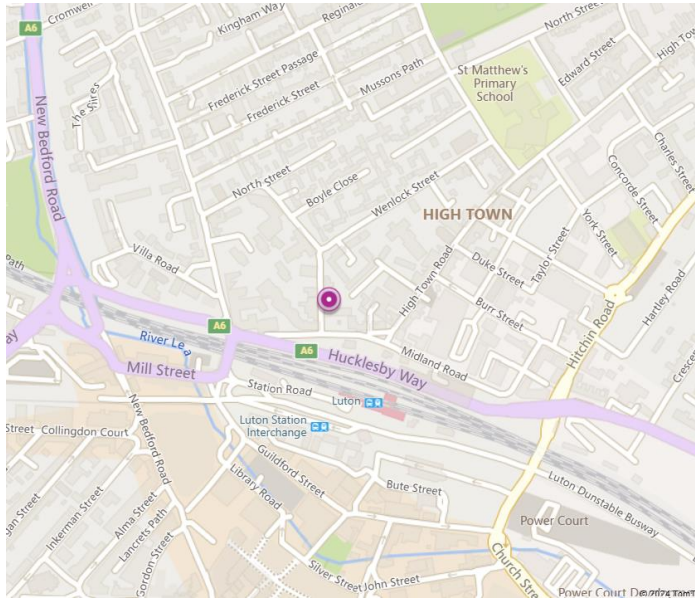
Offers in the region of £342,000

Fully Let Office Investment

- Potential for development subject to planning
- Freehold available
- Currently fully let
- Air Conditioning

Location

Serif House is at 10 Dudley Street, Luton, a two-minute walk from the main railway station, a six-minute drive to the A6, and a 14 minute drive to J.10 of the M1. Luton is a well-established and commutable location.



Description

Serif House provides an extensive self-contained ground floor office suite, with four individually let offices on the first floor with shared facilities. The ground floor has an annually-renewing Lease, with the option of annual rent and service charge increases, and the first floor offices are individually licensed with an annual review. All have a six month notice period from the landlord. Both ground and first floor are currently fully let.

The property has the potential for residential development subject to planning.

EPC

B-47



Terms

The freehold is available for £342,000.

For lease and licence information please contact us for further information.

VAT

The property is not elected for VAT and therefore is not payable on the purchase price.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition on a gross basis (GIA).

| Accommodation | Sq M | Sq Ft |
|---------------|------------|--------------|
| Ground Floor | 171 | 1,840 |
| First Floor | 86 | 925 |
| Total | 257 | 2,766 |

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

Business Rates

The premises are currently rated as individual suites (ground floor and individual first floor offices). The information can be provided on request.

Viewings

For further details please contact the sole agents:

Hannah Niven

01462 414040

hannah.niven@kirkbydiamond.co.uk

Chris Richards

01582 550 210

chris.richards@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