

FOR SALE

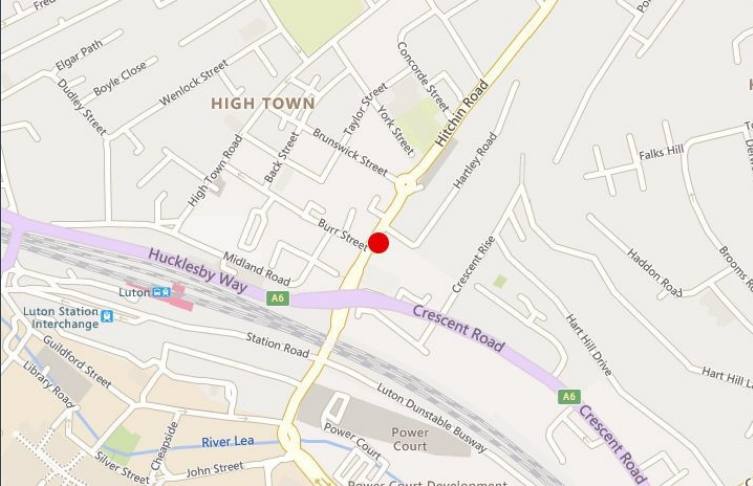
1,125 Sq Ft (104.51 Sq M)

- Secure gated yard
- 2 parking spaces
- Loading door
- Full mezzanine providing first floor office space



Unit D

Abbeygate Business Centre, Hitchin Road, Luton, LU2 0ER



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

/// what3words

///buyers.palace.swift

Google Maps

Click here



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 one parking space to the front of the unit with the potential to park a car in front of the loading door
- The property benefits from a WC, shower, double glazed windows and roller shutter loading door, all located within a secure yard

TERMS

The long leasehold interest is available at a quoted price of £190,000. VAT is payable on the purchase price.



ACCOMMODATION

Total	104.51 SQ M	1,125 SQ FT
-------	-------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 86

Business Rates: The rateable value is £13,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

CONTACT:

HANNAH NIVEN
07425244396 hannah.niven@kirkbydiamond.co.uk

COURTNEY CUMMINS
07810 775 492 courtney.cummins@kirkbydiamond.co.uk