

TO LET

829 Sq Ft (77.01 Sq M)

- › Town Centre retail/office unit
- › Comprehensively refurbished
- › Extensive glazed modern frontage
- › Suitable for a variety of uses within Use Class E



Unit 1 Picture House

22-42 Gordon Street, Luton, LU1 2QP



LOCATION

- The Picture House is located on Gordon Street within Luton's Town Centre
- The property is within a short walk from the The Mall and Luton Galaxy, with nearby occupiers including Nando's, Costa, T K Maxx, Primark, and many other national retailers
- Luton's mainline railway station is within walking distance, with a direct link to London St Pancras in approximately 30 minutes
- M1 junction 10 within 2 miles
- London Luton Airport within 1.7 miles

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DESCRIPTION

- The Picture House is a recent mixed-use redevelopment which provides a ground floor commercial scheme
- The ground floor commercial area now provides substantial & modern glazed frontage for up to 3 separate units
- Unit 1 benefits from parquet flooring, suspended ceilings with inset LED lighting, kitchenette, and W/C
- The unit also benefits from excellent double glazed frontage onto Gordon Street

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £18,500. VAT is payable.

ACCOMMODATION (Net Internal Area*)

Ground Floor	77.01 SQ M	829 SQ FT
Total	77.01 SQ M	829 SQ FT

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

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

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