

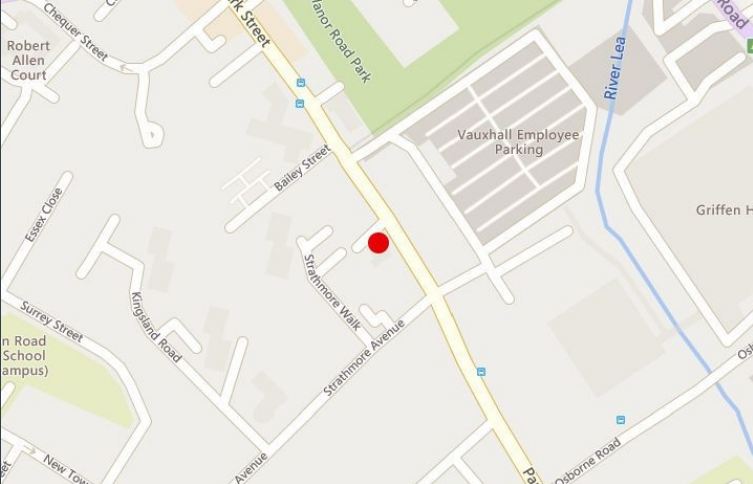
FOR SALE/TO LET

1,626 Sq Ft (151.06 Sq M)

- › Ground floor industrial/business unit
- › Rarely available town centre opportunity
- › All mains services including 3-phase electrics
- › Rear loading access
- › Secure ancillary yard with lock-up garage



184-190 Park Street
Luton, LU1 3HB



LOCATION

- Situated on Park Street, one of the main roads into the heart of Luton Town Centre.
- Local road links include A505 leading to A6 within 0.1 miles and M1 J10 within 1.5 miles respectively.
- London Luton Airport within 1.4 miles.
- The property has access to excellent local and national public transport links including Luton's mainline station which is within walking distance offering access to London in 30 minutes as well as The North.

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Google Maps

Click here



DESCRIPTION

- Comprising a single storey 1950's built industrial unit with secure ancillary yard/parking area and lock-up garage.
- The property benefits from all mains services, reception, office, W/C to the front elevation as well as an open plan storage area to the rear elevation with an approximate internal eaves height of 2.17M with loading access via a sliding timber door to the rear.
- The property further benefits from a small secure ancillary yard/parking area accessed via a drop curb off Wood Street as well as a lock-up garage with an up and over door.

TERMS

Freehold: Price on application.

Leasehold: Available by way of a new FRI lease for a term to be agreed at a rent of £27,000 per annum exclusive.

VAT is not applicable.

ACCOMMODATION (Gross Internal Area*)

Total	151.06 SQ M	1,626 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-79

Business Rates: The rateable value is £14,500. For the rates payable please contact us or www.voa.gov.uk

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