

FOR SALE

2,147 Sq Ft (199.46 Sq M)

- Two storey office building within courtyard development
- Potential for development into four 1 bedroom flats
- 7 Parking spaces



1 Harrier Court

Woodside Road, Lower Woodside, Luton, LU1 4DQ

 **KirkbyDiamond**

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Located in Woodside, a hamlet just outside Slip End village, close to Caddington village.
- Short distance from both the M1, Junction 10 and Junction 9.
- Luton Airport Parkway station is within a 10-minute drive, also the connection point for the Luton DART.

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 Google Maps

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DESCRIPTION

- Two storey self contained office building with 7 parking spaces
- Fitted out to a high specification, LED lighting and predominantly open plan but with some partitioned meeting/office rooms
- Kitchen and WCs to each floor
- Solar panels fitted which reduce electricity costs and enhance energy efficiency. There is also the added benefit of battery storage and EV charger.
- Potential for conversion to residential - 4 one bedroom flats

TERMS

The freehold interest is available at a quote price of £535,000. VAT is payable on the purchase price.

ACCOMMODATION (Gross Internal Area*)

Ground Floor	100.15 SQ M	1,078 SQ FT
First Floor	99.31 SQ M	1,069 SQ FT
Total	199.46 SQ M	2,147 SQ FT

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

EPC: C-56

Business Rates: The rateable value is £36,250. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

 HANNAH NIVEN
[07425244396 hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

 CHRIS RICHARDS
[07983 775684 chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)