

TO LET

246 Sq Ft (22.85 Sq M)

- › Town Centre treatment room with secure 24/7 access
- › Available on fixed or flexible lease terms at an all inclusive rent
- › Suitable for a number of uses in the cosmetic, aesthetic, beauty, health & well-being sectors within Use Class E
- › 1 allocated parking space



All Saints View

Treatment Room 1, Sapphire Place, Houghton Regis, LU5 5LP

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eddisons.com





Location

- Centrally located off Houghton Regis High Street
- The property has access to excellent road and public transport links namely Junction 11a of the M1 Motorway and the M1/A5 link road.
- Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) which offer both direct national and local services to Central London in under 40 minutes.
- The property has access to a plethora of local amenities including by not limited to Houghton Hall Park, Costa Coffee, Morrisons, Lloyds Pharmacy, and Greggs.

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Google Maps

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Description

- Comprising a ground floor treatment/office room within an established later living development.
- Treatment room 1 offers an affordable spaces ideally suited for businesses in the cosmetic, aesthetic, beauty, health & well-being sectors.
- The suite benefits from a refurbished open plan space with views of the garden, LED mood lighting, ancillary storage, as well as a sink.
- The suite also benefits from 1 allocated parking space with additional paid parking on site if required.
- Neighbouring occupiers include Costa Coffee, Herron Foods, Morrisons, Lloyds Pharmacy, and Greggs as well as numerous other useful amenities.

Terms

Available on an all inclusive basis at £8,000 per annum on flexible terms to be agreed. VAT is not applicable.

Accommodation (Net Internal Area*)

Total	22.85 SQ M	246 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B (28)

Business Rates: Available upon request For the rates payable please contact us or www.voa.gov.uk

Contact:

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