

TO LET

704 – 2,237 Sq Ft

(65.4 – 207.82 Sq M)

- Town Centre retail/office units
- *Rent incentives available, subject to contract*
- Extensive glazed modern frontage
- Suitable for a variety of uses within Use Class E



Picture House

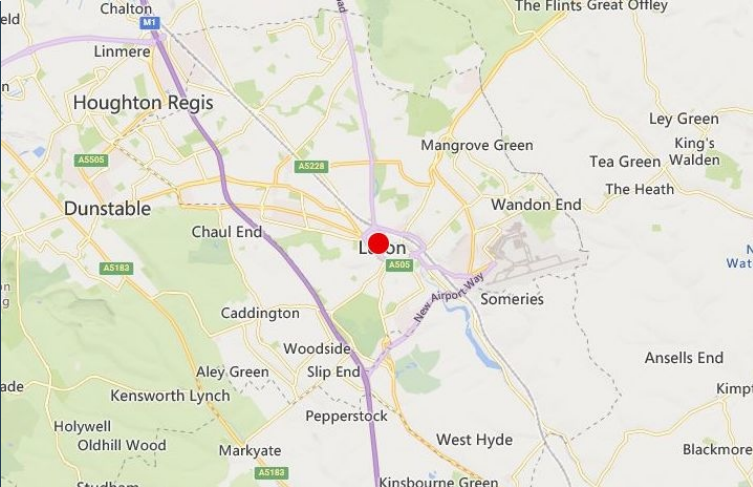
22–42 Gordon Street, Luton, LU1 2QP

Contact: Chris Richards or Hannah Niven

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Location

- The Picture House is located on Gordon Street within Luton's Town Centre
- The property is within a short walk from the The Point 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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 Google Maps

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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 has been fitted out and benefits from parquet flooring, suspended ceilings with inset LED lighting, kitchenette, and W/C
- Units 2 & 3 are offered in shell and core condition ready for prospective occupiers to fit out to their specific use

Terms

Available by way of a new IRI lease for a term to be agreed. VAT is payable.

Unit 1: £18,500 pax.
 Unit 2: £15,500 pax.
 Unit 3: £15,500 pax.
 Unit 2 & 3: £31,000 pax.

Accommodation (Net Internal Area*)

Unit 1	77.01 SQ M	829 SQ FT
Unit 2	65.4 SQ M	704 SQ FT
Unit 3	65.4 SQ M	704 SQ FT
Total	207.82 SQ M	2,237 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

Contact:

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