

Town Centre Business Premises

Calvert Studios, Stuart Place, Luton, Bedfordshire, LU1 5DL

TO LET

3,885 SqFt (361 m²)



LOCATION

Calvert Studios is located within Luton town centre, just off the Stuart Street dual carriageway and opposite the Police Station. Accordingly, all town centre amenities are within walking distance, including retailers, food and beverage providers, banks, The Mall and Luton mainline train station.

DESCRIPTION

Two storey premises has been used for many years as photo/film studios and offices. However, it would suit a variety of alternative uses including leisure, place of worship, stores, etc (STPP).

There is on-site parking for 3-4 vehicles.

Component	SqFt	M ²
Ground floor	1700	158
First floor	2183	202

TERMS

Available upon a new full repairing and insuring (FR&I) lease for a term to be agreed at **£36,900** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £22,550 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) **Email:** admin@srwood.co.uk **Website:** www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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