

Office & Parking

25-33 Hastings Street, Luton, Bedfordshire, LU1 5BE

TO LET

2,594 SqFt (240.99 m²)



LOCATION

The property is located on Hastings Street on the fringe of Luton town centre, just off the inner ring road (A505).

DESCRIPTION

The property is arranged over ground and first floor, with forecourt parking for approximately 6 vehicles. It is of brick construction with a tiled pitched roof.

Internally, the property benefits from a number of office rooms of varying sizes, a kitchenette and WCs.

Component	SqFt	M ²
Ground Floor	2,000	185.80
First Floor	594	55.19
NIA	2,594	240.99

TERMS

The property is available upon a new full repairing and insuring (FRI) lease for a term to be agreed, at **£22,000** per annum exclusive.

RATEABLE VALUE

The property has a Rateable Value of £21,500 (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)



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