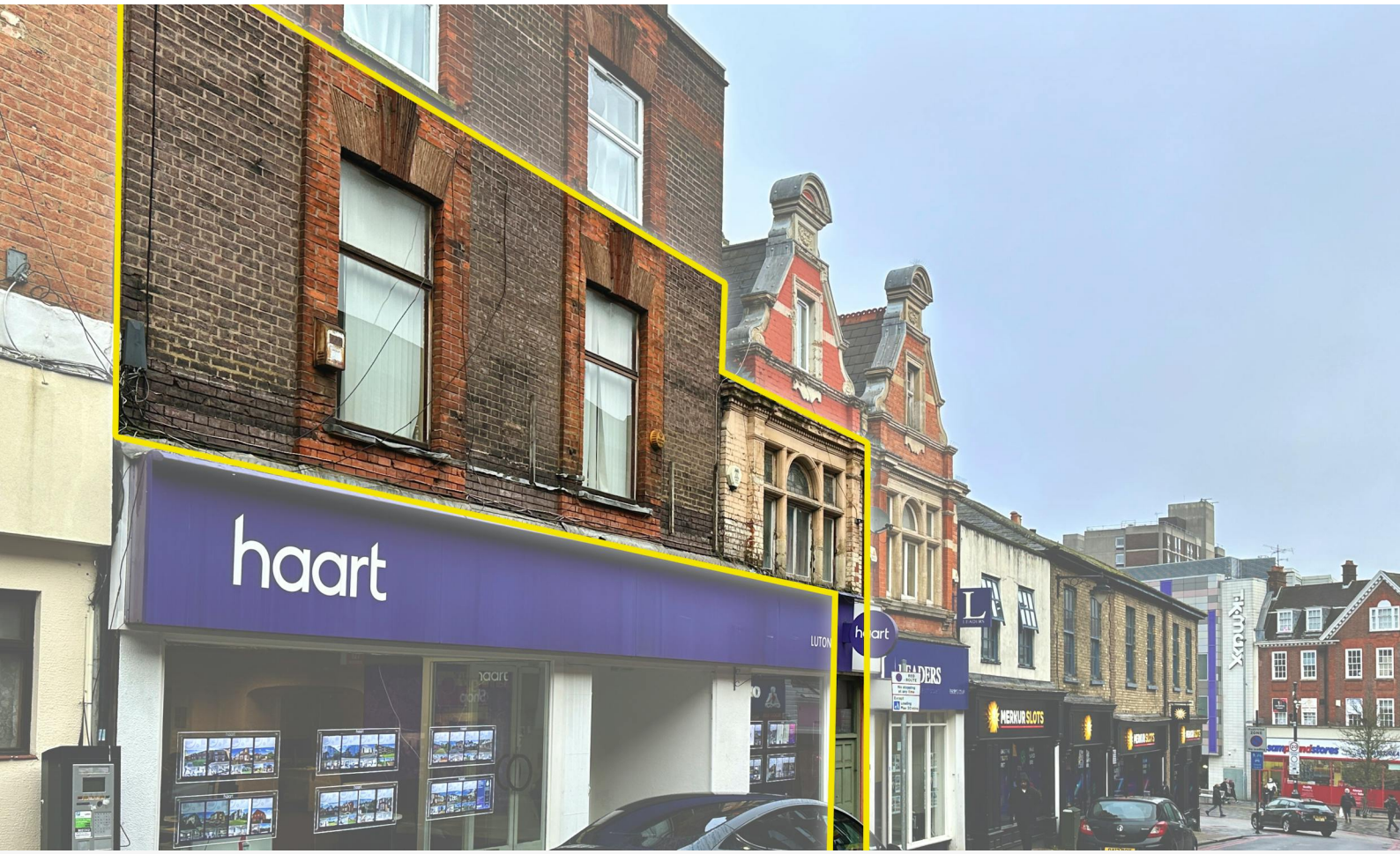
TO LET



10-12 Wellington Street, Luton, LU1 2QH

First Floor Commercial Space | Town Centre Location

Summary

Tenure	To Let
Available Size	1,402 sq ft / 130.25 sq m
Rent	£20,000 per annum
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Flexible Use (STPP)
- Self-Contained
- Town Centre Location
- Proximity to Local Ameneties

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Location
The premises are situated on Wellington Street in Luton town centre, above haart estate agents. All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, public parking, retail, banking, cafes, restaurants, pubs, bars, etc.

Description
The subject property comprises 1,402 sqft of self-contained space at first floor level. Access is provided via Wellington Street. The property is partitioned into several rooms, although these partitioned could be taken down to provide for a more open plan layout. Two kitchenettes are provided, together with twin WC.

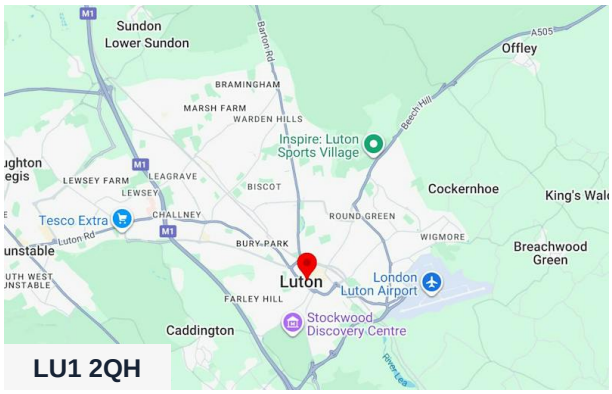
Subject to any necessary consents, the property lends itself to being used for: offices, studio, healthcare, beauty/aesthetics, leisure, etc.

Terms
Available by way of a new lease for £20,000 per annum exclusive.

Rateable Value
As at April 2026 the property's Rateable Value is £13,500 (please note this is not rates payable).

VAT
Plus VAT at the appropriate rate, if applicable.

Costs
Each party is to bear its own costs incurred.







Viewing & Further Information



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