S.R. Wood & Son

TO LET



Unit E, Abbeygate Business Centre, Hitchin Road, Luton, LU2 0ER

Mid-terraced two-storey unit with parking

Summary

Tenure	To Let
Available Size	1,133 sq ft / 105.26 sq m
Rent	£14,000 per annum
Rateable Value	£11,000
EPC Rating	E (117)

Key Points

- Good Road Links to Luton Town Centre
- Proximity to London Luton Aiport, M1 (J10) & A505
- Security Features
- Double Glazing
- Parking

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

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Location
Abbeygate Business Centre faces Hitchin Road, at the junction with Hartley Road. There are good road links to the Town Centre, London Luton Airport, the A505 and Junction 10 of the M1.

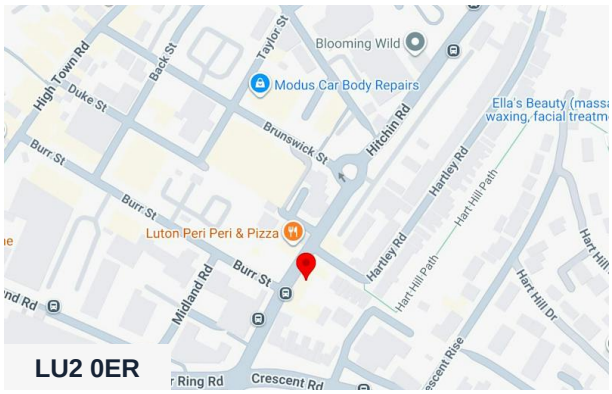
Description
This mid-terraced unit is two-storey with a roller shutter door for deliveries and has parking at the rear. It is situated in a purpose built business centre which forms a courtyard of similar styled premises. Both floors have solid flooring, double glazing and fluorescent tube lighting. WC facilities, a shower and security features are present.

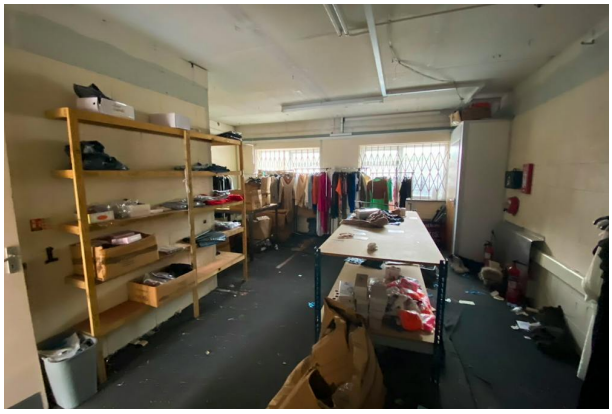
Terms
The property is available by way of a new full repairing and insuring (FRI) lease for £14,000 per annum exclusive.

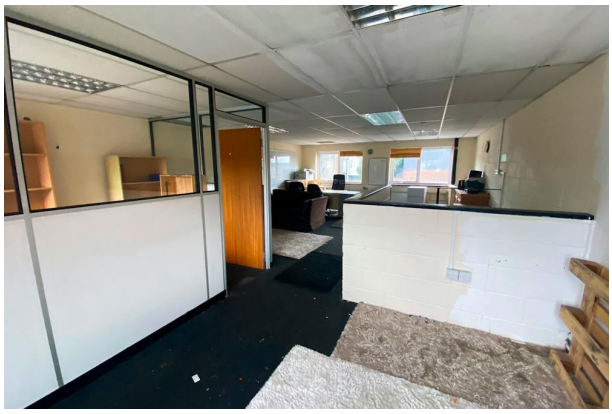
Rateable Value
The rateable value is £11,000 (please note this is not rates payable).

VAT
To be confirmed.

Costs
Each party to bear its own legal and professional costs incurred.







Viewing & Further Information



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk

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