TO LET



13 Collingdon Street, Luton, LU1 1RT

Town Centre Retail/Office Space

Summary

Tenure	To Let
Available Size	262 sq ft / 24.34 sq m
Rent	£10,500 per annum
Service Charge	N/A
EPC Rating	B (50)

Key Points

- Town Centre Location
- New Lease
- Available Immediately
- Class E

13 Collingdon Street, Luton, LU1 1RT

Location
The property is situated on the fringe of Luton town centre, towards the bottom of Collingdon Street. All town centre amenities are within walking distance to include the Galaxy Leisure Centre, Frasers Plus (shopping mall), retail, restaurants, cafes, banking, etc. Bedfordshire University and Luton mainline train station are also within proximity.

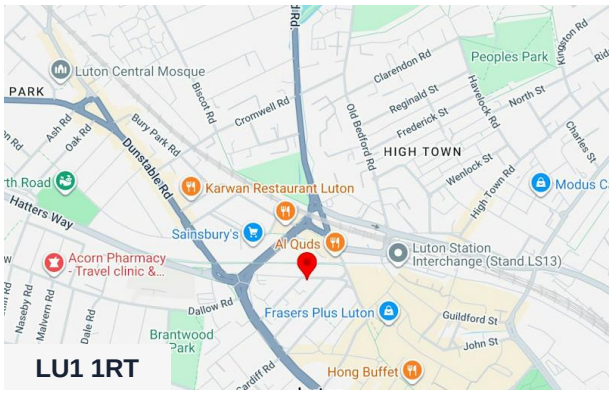
Description
The property comprises a mid-terraced and pavement lined retail unit totalling 262sqft (24.34msq). The space is small but open plan. It benefits from an aluminium shopfront, motorised security roller shutter, LED spotlighting, wood effect flooring and a single WC to the rear.

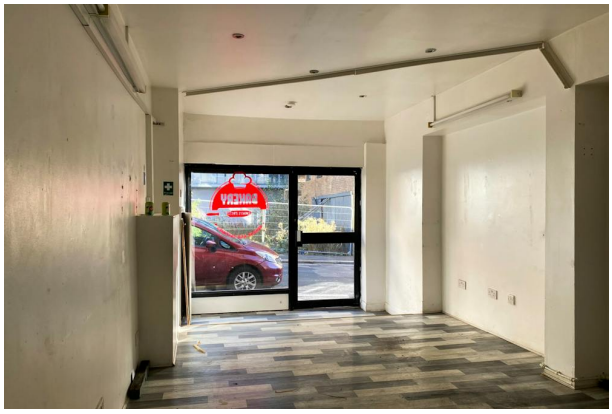
Terms
Available by way of a new internal repairing and insuring lease, with a commencing rent of £10,500 per annum exclusive.

VAT
Subject to VAT at the appropriate rate if applicable.

Rateable Value
The rateable value is £6,100 (please note, this is note rates payable).

Legal Costs
Each party is 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

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/11/2026