

## TO LET Town Centre Mid-Terrace Offices with Parking



**2,154 sq ft (200.19 sq m)**

85-87 Wellington Street, Luton,  
Bedfordshire, LU1 5AF



-  Located in Luton Town Centre
-  Good access to M1, A5, A505 & A6.
-  Luton railway station: 0.3 miles
-  Two storey office building, lighting, carpets, WC & kitchenette facility.
-  All mains services. Telecoms.
-  Secure Car parking
-  Leasehold: £23,000 per annum



### Location

- Located on Wellington Street within Luton Town Centre.
- The property is located within walking distance of The Mall and other local amenities.
- Luton's mainline railway station is approximately a ten minute walk away.
- The M1 Junction 10 is 1.5 miles distant.



### Description

- 85 Wellington Street and 87 Wellington Street are two separate mid terrace office buildings which are interconnecting to provide one demise.
- The property provides open-plan and cellular office accommodation across three floors.



- Secure car parking.
- The property is accessed both from Wellington Street and Windsor Walk.



### Specification

- All mains services.
- Double glazed windows.
- Electric storage and gas central heating.
- WC facility.
- Kitchenette facility.
- EPC – G 184



### Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Code Of Measuring Practice 6th Edition.

#### 85 Wellington Street

1,134 sq ft (105.39 sq m)

#### 87 Wellington Street

1,020 sq ft (94.80 sq m)

#### Total

2,154 sq ft (200.19 sq m)

Areas quoted are approximate and should not be held as 100% accurate.



### Terms

- **Leasehold:** £23,000 per annum
- **VAT:** Applicable at the appropriate rate



### Business Rates

- **Rateable value:** £12,500
- The current multiplier for 2017/18 is 47.9p payable



### Viewing

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