

TO LET – BRAND NEW RETAIL UNITS



Units 5-9, Hockett Street, Houghton Regis, LU5 7BU

**1,264 – 4,055 Sq. Ft
(117.43 – 376.71 Sq. M)**

Price on Application

- Located Within a Large Residential Development
- Option to Take as a Whole or In Part
- Mains 3 Phase Power and Fibre Connections
- Allocated Parking with EV charging
- Suitable For a Variety of Uses Within Use Class E

Location

The property is located just north of Houghton Regis and opportunely positioned adjacent to the M1 (Junction 11a) and M1/A5 link road (0.4 miles) which offers convenient access to the wider national road network. Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) and which offer both direct national and local services to Central London in under 40 minutes. London Luton Airport is within 10 miles and offers direct flights to a wide range of national and international destinations.

About Linmere

The property is situated within Linmere, a comprehensive mixed-use scheme over 620 acres which will see up to 5,150 homes and 202,500 sq. ft (18,813 sq. m) of associated commercial space including retail, education, community, leisure, and employment over the next 15 years.

Works achieved to date:

- 800+ dwellings delivered.
- Opening of the Lidl Supermarket.
- Opening of The Farmstead which comprises a café/bistro, dog groomers, beauty salon and a recreational park.
- Opening of Thornhill Primary School and adjacent Houstone School.

Works planned for 2024/2025 and beyond:

- Delivery of Green Park.
- Phase 1 Neighbourhood Centre – providing a nursey, convenience store and additional retail space (pre-let)
- Further housing in Phase 1, 2C and 3A
- Further Phases delievering primary schools, parks, local centres, sports facilities and amenities.

Accommodation

The property has been measured on net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

Accommodation	Sq. Ft	Sq. M
Unit 5	1,470	136.6
Unit 7	1,264	117.4
Unit 9	1,321	122.7
Total	4,055	376.7

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

Description

Comprising three ground floor retail units within a mixed-use block prominently located adjacent to The Farmstead, which is the central hub of Linmere. The property forms part of Phase 2 of the development which is currently under construction and will be delivered to shell and core condition in Q1/Q2 2025.

The property is available as a whole or as individual units and benefits from full height glazed frontage with canopy, rear loading access, mains 25KVA three phase power supply, and high speed fibre internet. The units also benefit from three allocated staff parking spaces (one per unit), four secure staff cycle parking spaces (shared between the units), and customer parking with EV charging provisions.

The property's location and specification lends itself to a variety of uses within Use Class E such as general retail, medical, professional and financial services, and much more.

Terms

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

VAT

The property is elected for VAT and therefore is payable on the rent price and service charge.

Business Rates

To be assessed.

Interested parties are advised to contact the relevant Local Authority for further information.

Service Charge

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

EPC

To be confirmed.

Viewings

Strictly by appointment. For further details please contact:

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Hannah Niven

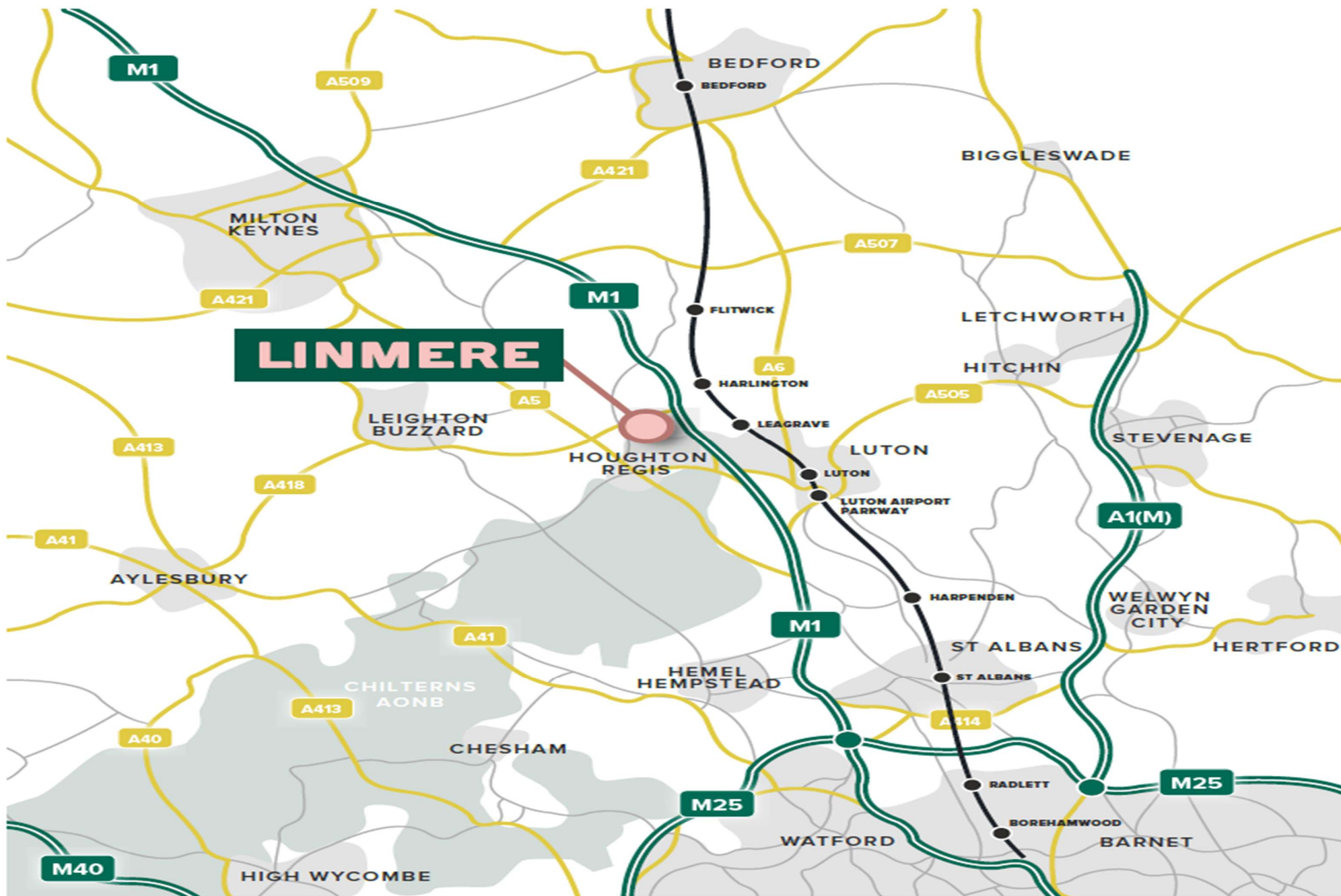
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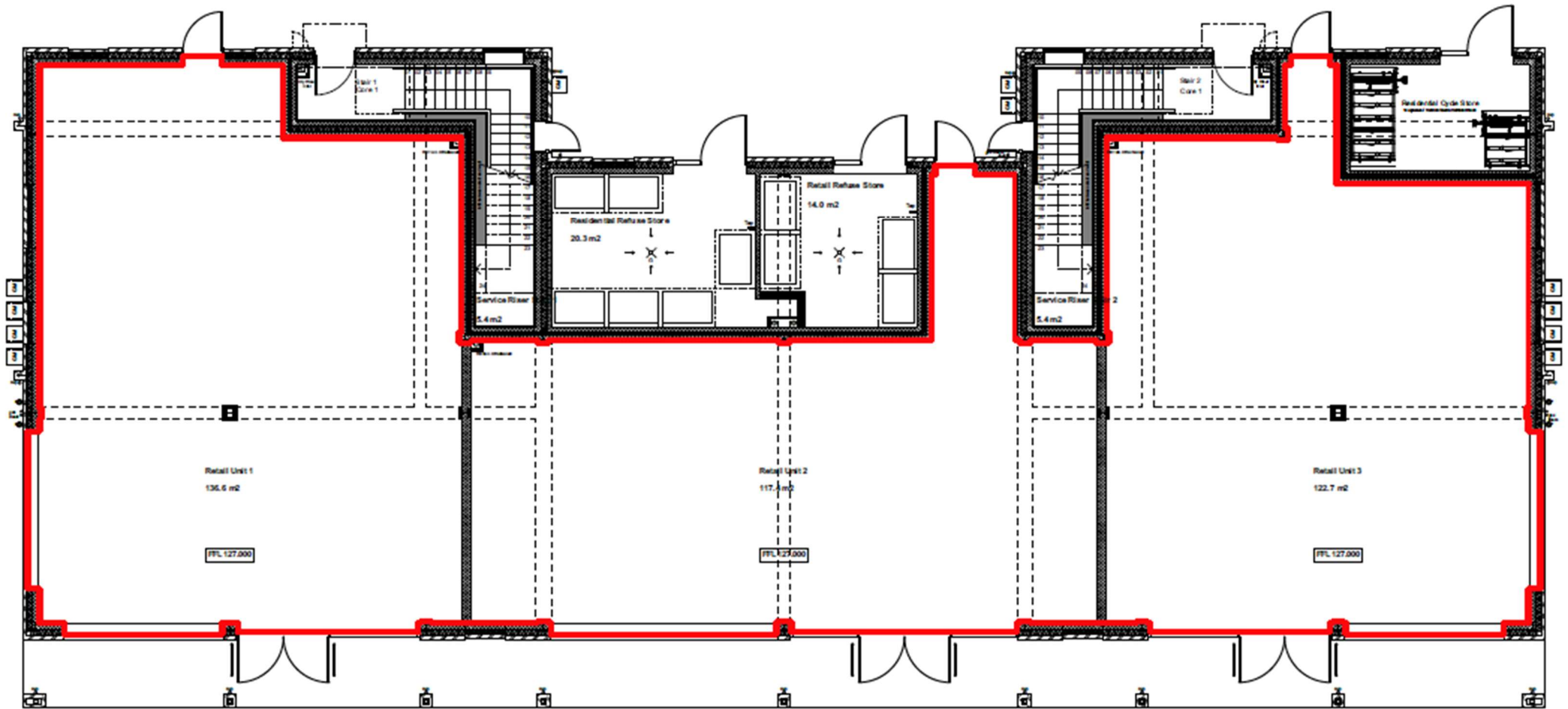
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