

# FOR SALE

1,124 Sq Ft (104.42 Sq M)

- Secure Yard Location
- Close to Town
- 2 Parking Spaces
- Full mezzanine



## Unit E

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

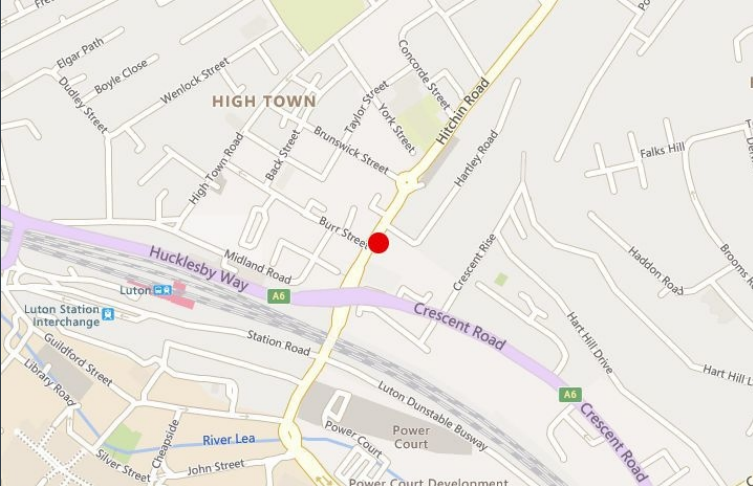
**>D KirkbyDiamond**

Contact: Hannah Niven or Courtney Cummins

Tel: 01582 738866

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Located on the corner of Church Street and Hartley Road, close to the town centre and a short walk from The Mall
- Luton's mainline railway station is within walking distance, with a direct link to London's Kings Cross in approximately 30 minutes
- Junction 10 of the M1 and London Luton Airport are approximately 2 miles away

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Google Maps  
Click here

## DESCRIPTION

- Available by way of long-lease hold we offer a mid terrace industrial unit with warehouse/workshop on the ground floor with full mezzanine providing first floor office space
- The property has one parking space to the front of the unit with the potential to park a car in front of the loading door
- The property benefits from a WC, shower, double glazed windows and roller shutter loading door, all located within a secure yard

## TERMS

The freehold/long leasehold interest is available at a quoted price of £190,000. VAT is not payable on the purchase price.

## ACCOMMODATION

|       |             |             |
|-------|-------------|-------------|
| Total | 104.42 SQ M | 1,124 SQ FT |
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E - 123

**Business Rates:** The rateable value is £10,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## CONTACT:

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