

# TO LET

479 Sq Ft (44.5 Sq M)

- Secondary retail/office unit
- Ancillary lockup garage and gated yard area including rear access to the unit
- Electric security roller shutters to frontage and customer entrance
- Suitable for a variety of uses within Use Class E, STP



**17 Lyneham Road**  
**Luton, LU2 9JS**

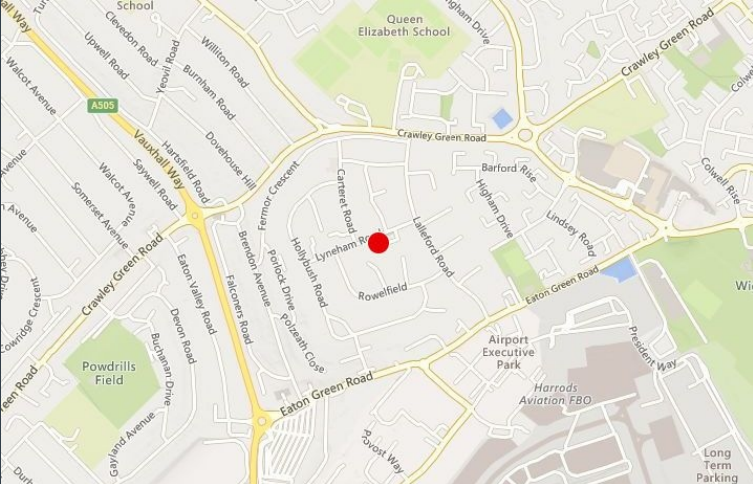
**>D KirkbyDiamond**

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





## LOCATION

- Situated within a diverse retail parade of 12 units on Lyneham Road in the Vauxhall ward of Luton
- The parade is set within a heavily dense residential area and is within 1.5 miles of London Luton Airport and Luton Parkway Train Station respectively
- A505 within 1.8 miles
- Junction 10 of the M1 Motorway within 2.5 miles



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## DESCRIPTION

- Comprising a ground floor lock up tertiary retail unit within an established secondary retail parade
- The unit benefits from a glazed aluminium frontage with electric security roller shutters, sizable external signage space, W/C, and suspended ceiling with recessed LED lighting and A/C units
- The unit also benefits from ancillary storage by way of a medium sized lockup garage (144 sq. ft) ) and gated yard to the rear (967 sq. ft) approx.

## TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £13,000. VAT is not payable.



## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>44.5 SQ M</b>	<b>479 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** TBC

**Business Rates:** The rateable value is £5,900. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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