

# TO LET

246 Sq Ft (22.85 Sq M)

- Town Centre treatment room with secure 24/7 access
- Available on fixed or flexible lease terms at an all inclusive rent
- Suitable for a number of uses in the cosmetic, aesthetic, beauty, health & well-being sectors within Use Class E
- 1 allocated parking space



## All Saints View

Treatment Room 1, Sapphire Place, Houghton Regis, LU5 5LP

**>D KirkbyDiamond**

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





## LOCATION

- Centrally located off Houghton Regis High Street
- The property has access to excellent road and public transport links namely Junction 11a of the M1 Motorway and the M1/A5 link road.
- Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) which offer both direct national and local services to Central London in under 40 minutes.
- The property has access to a plethora of local amenities including by not limited to Houghton Hall Park, Costa Coffee, Morrisons, Lloyds Pharmacy, and Greggs.

 what3words

///stump.memo.linen

 Google Maps

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## DESCRIPTION

- Comprising a ground floor treatment/office room within an established later living development.
- Treatment room 1 offers an affordable spaces ideally suited for businesses in the cosmetic, aesthetic, beauty, health & well-being sectors.
- The suite benefits from a refurbished open plan space with views of the garden, LED mood lighting, ancillary storage, as well as a sink.
- The suite also benefits from 1 allocated parking space with additional paid parking on site if required.
- Neighbouring occupiers include Costa Coffee, Herron Foods, Morrisons, Lloyds Pharmacy, and Greggs as well as numerous other useful amenities.

## TERMS

Available on an all inclusive basis at £8,000 per annum on flexible terms to be agreed. VAT is not applicable.



## ACCOMMODATION (Net Internal Area\*)

Total	22.85 SQ M	246 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

## CONTACT:

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