

**DUNCAN
WELCH & CO**

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- Commercial Property
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*Duncan Welch & Co
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT*

**37 CHARLES STREET
LUTON
BEDFORDSHIRE
LU2 0EB**

**CLASS E/STORAGE BUILDING WITH OFFICES & MEZZANINE
FLOOR**

**1,797 sq ft (166.9m²)
TO BE LET**



FRONT ELEVATION

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.



REAR ELEVATION

LOCATION

Luton is a major commercial centre, located 33 miles (53km) north of London and is situated adjacent to junctions 10 & 11 of the M1 Motorway. The town also benefits from direct rail links to Central London and the presence of London Luton Airport.

Charles Street is located off Hitchin Road and provides easy access to Luton Town Centre.

DESCRIPTION

The property comprises a single storey factory/warehouse unit with first floor offices, being of steel portal framed constructions with brick elevations beneath a pitched roof. A mezzanine

floor has subsequently been installed to provide additional storage and office space. The unit is equipped with the following:

- 3 Phase Electricity
- Folding Shutter Loading door in rear elevation 3m high x 3.2m wide.
- Gas Fired Wet Radiator Central Heating System
- 2 On site Car Parking Spaces

SIZE

Ground Floor	=	935 sq ft (86.8m ²)
First Floor & Mezzanine	=	862 sq ft (86.8m ²)
Total	=	1,797 sq ft (166.9m²)

LEASE

The premises are available on a new full repairing & insuring lease for a term to be agreed. The lease will be contracted outside of the Landlord & Tenant Act 1954.

RENTAL

£13,950 per annum exclusive.

VAT

VAT is applicable to the rental.

BUSINESS RATES

The premises have a gross Rateable Value of £8,200 with effect from 1st April 2017

SERVICE CHARGE

The tenant is to be responsible for payment of the service charge. Further information on application.

LEGAL COSTS

The incoming tenant to be responsible for payment of the Landlords legal costs

VEIWING

By prior by appointment via sole agents: -

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