

**DUNCAN
WELCH & CO**

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

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

B1 BUILDING 1,385 sq. ft. (128m²)

TO BE LET



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.

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.

DESCRIPTION

The property comprises an end of terrace B1 premises that have been fitted internally to provide mainly open plan office accommodation at ground and first floor level. The premises are equipped with the following:

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

LEASE

The premises are available on a new Full Repairing & Insuring Lease for a term to be agreed. The lease will exclude sections 24-28 of the Landlord & Tenant Act 1954.

RENTAL

£12,500 PER ANNUM EXCLUSIVE.

VAT

VAT is applicable to the rental.

RENTAL BOND

The ingoing tenant will be required to provide the landlord with a rental bond, the amount of which is to be determined by negotiation.

SERVICE CHARGE

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

BUSINESS RATES

To be assessed.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VIEWING

By prior appointment via agent: -

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