

# TO LET

704 - 2,237 Sq Ft

(65.4 - 207.82 Sq M)

- Town Centre retail/office units
- \*Rent incentives available, subject to contract\*
- Extensive glazed modern frontage
- Suitable for a variety of uses within Use Class E



## Picture House

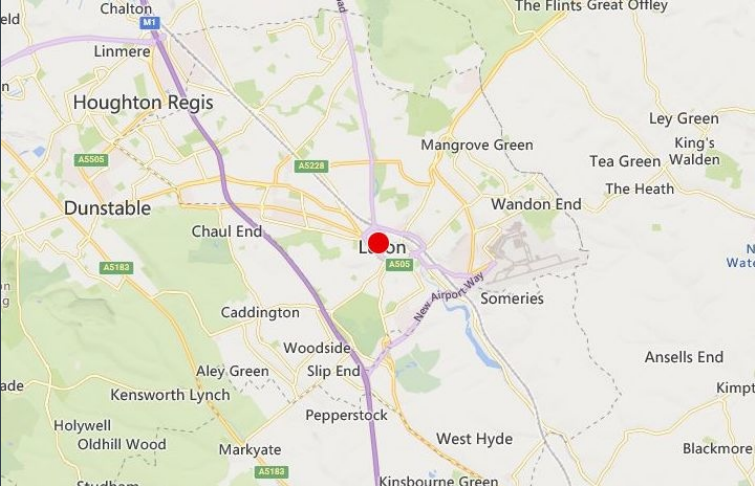
22-42 Gordon Street, Luton, LU1 2QP

 **KirkbyDiamond**

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



## LOCATION

- The Picture House is located on Gordon Street within Luton's Town Centre
- The property is within a short walk from the The Point and Luton Galaxy, with nearby occupiers including Nando's, Costa, T K Maxx, Primark, and many other national retailers
- Luton's mainline railway station is within walking distance, with a direct link to London St Pancras in approximately 30 minutes
- M1 junction 10 within 2 miles
- London Luton Airport within 1.7 miles

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 Google Maps

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## DESCRIPTION

- The Picture House is a recent mixed-use redevelopment which provides a ground floor commercial scheme
- The ground floor commercial area now provides substantial & modern glazed frontage for up to 3 separate units
- Unit 1 has been fitted out and benefits from parquet flooring, suspended ceilings with inset LED lighting, kitchenette, and W/C
- Units 2 & 3 are offered in shell and core condition ready for prospective occupiers to fit out to their specific use

## TERMS

Available by way of a new IRI lease for a term to be agreed. VAT is payable.

Unit 1: £18,500 pax.  
 Unit 2: £15,500 pax.  
 Unit 3: £15,500 pax.  
 Unit 2 & 3: £31,000 pax.

## ACCOMMODATION (Net Internal Area\*)

Unit 1	77.01 SQ M	829 SQ FT
Unit 2	65.4 SQ M	704 SQ FT
Unit 3	65.4 SQ M	704 SQ FT
<b>Total</b>	<b>207.82 SQ M</b>	<b>2,237 SQ FT</b>

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

EPC: TBC

Business Rates: Available upon request

Service Charge: Available upon request

## CONTACT:

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