

To Let

Office - 320 Selbourne Road, Luton, Beds, LU4 8NU



£18,000 Per Annum



1,241 Sq Ft / 115.29 Sq M



This well-presented first-floor office provides adaptable workspace, designed to accommodate a variety of business needs. The layout features a 482 sq ft open-plan area, a 241 sq ft boardroom, and three private rooms ranging from 132 to 242 sq ft.



Internally, the space includes air conditioning, three-phase electricity, strong natural light, and two W.C. facilities. On-site parking is also provided, ensuring convenience for staff and visitors.





For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

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Location

The Property is located within a well-established commercial area, offering excellent connectivity to the wider region. Road links are strong, with quick access to the M1 via Junction 11A and the A5-M1 Link Road, providing direct routes to Milton Keynes, Bedford, and beyond. Legrave railway station is the nearest mainline connection, offering regular direct services to London St Pancras International in under 40 minutes.

Local amenities, including shops, cafés, and essential services, are within close proximity, while Luton town centre is only a short drive away. The surrounding area is home to a diverse mix of industrial, trade, and service-based occupiers, contributing to a thriving business environment.

Terms & Tenure

The premises are to be let on new terms to be agreed.

Accommodation

First Floor Office: 1,241 sq ft / 116 sq m

Rates

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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