

To Let

**320 Selbourne Road, Luton,
Beds, LU4 8NU**

 £75,000 Per Annum

 10,330 Sq Ft / 959.66 Sq M

 An exceptional opportunity, combining flexible office and warehouse space.

 The extensive warehouse features a double roller shutter for efficient loading and storage, with first floor offering additional storage/ancillary space. First floor offices including an open-plan area, boardroom, and three private rooms complemented by air conditioning, three-phase power, two WCs, and dedicated on-site parking.





For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

320 Selbourne Road, Luton, Bedfordshire, LU4 8NU

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

Ground Floor Warehouse:	2,866 sq ft	266 sq m
First Floor Warehouse:	6,223 sq ft	578 sq m
First Floor Office:	1,241 sq ft	115 sq m

Total:	10,330 sq ft	959 sq m
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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:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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