




To Let

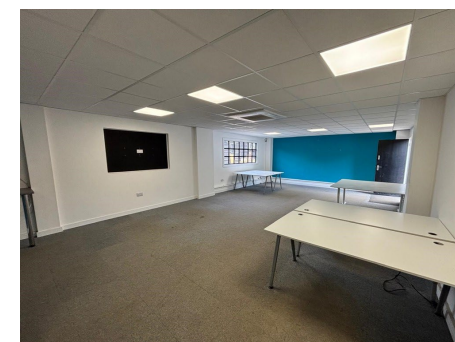
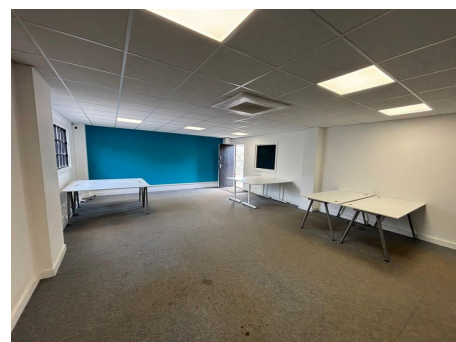
Unit 4, New Mill End Farm, New Mill End, Luton, Beds, LU1 3TS

 £15,000 Per Annum

 764 Sq Ft / 70.98 Sq M

 A unique opportunity to occupy charming barn-style office premises set within a large, established farming estate. The ground floor accommodation offers a spacious open-plan layout, ideal for a range of office configurations. Ancillary features include a private room, a kitchenette, and a WC.

 The premises benefit from on-site parking located directly to the front of the unit, providing convenient access for staff and visitors.





For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

Unit 4, New Mill End Farm, Luton, LU1 3TS

Location

The unit is located between Luton and Harpenden and is in close proximity to London Luton Airport. The surrounding transport hubs also provide direct links to and from Central London in under 30 minutes by rail and access to the M1 by vehicle providing direct links to London and the North.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £15,000 per annum exclusive.

Accommodation

764 sq ft (70 sq m)

EPC

The EPC rating for the property is 43 - Band B.

Rates

Rateable Value £5,600. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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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