





## To Let

### Selbourne Road, Luton, LU4 8NU

 £30,000 Per Annum

 1,344 Sq Ft / 124.86 Sq M

 This mid-terrace industrial unit offers versatile workspace suitable for Class E and Class B8 uses. The premises are arranged as a single open-plan unit with a maximum eaves height of circa 16 ft, providing strong operational flexibility for a range of business activities.

 The unit also benefits from three-phase electricity and on-site W.C facilities, creating a straightforward and functional setup for occupiers. Its practical configuration and clear internal layout make it well suited for storage, distribution or commercial businesses seeking efficient and adaptable space.





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

### Location

The Property is situated on Selbourne Road within an established industrial area, offering convenient access to the surrounding road network, Luton town centre and London Luton Airport. The position provides straightforward connectivity for businesses requiring reliable transport links and easy movement of goods and staff.

### Terms & Tenure

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

### Accommodation

Unit 6 - 1,344 sq ft / 124.86 sq m

### EPC

The EPC rating for the property is C

**For further information  
please contact:**

**01582 957591**

**9 Compton Avenue,  
Luton, LU4 9AX**

### Rates

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,

### 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](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is 138 Bromham Road, Bedford, MK40 2QW. Note: Messrs. Stimpsons Eves for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property.

