

To Let

Warehouse - 320 Selbourne Road, Luton, Bedfordshire, LU4

 £57,000 Per Annum

 9,089 Sq Ft / 844.37 Sq M

 This substantial warehouse facility offers adaptable space across ground and first floors, providing flexibility for storage, light industrial use, or a range of ancillary operations.

 The ground floor is equipped with a double roller shutter door for loading. The first floor is ideal for additional storage, assembly, or operational support functions. This level also incorporates a security room, kitchenette, and W.C. facilities.



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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

Ground Floor Warehouse:	2,866 sq ft	266 sq m
First Floor Warehouse:	6,223 sq ft	578 sq m
Total:	9,089 sq ft	844 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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