



2 Park Terrace, 101 Park Street, Luton, LU1 3HG

Attractive Office Premises | Town Centre Location

Summary

Tenure	To Let
Available Size	1,909 sq ft / 177.35 sq m
Rent	£28,600 per annum
Business Rates	N/A
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Self-Contained
- Recently Decorated
- Attractive Property
- On Site Parking

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Location

Luton is one of the largest towns in the UK without city status. The town benefits from exceptional connectivity via the A505, A6 and M1 (J10, J11 & J11A). Three train stations offer high speed services to London St Pancras. There is an international airport on the cusp of a major expansion.

The subject property occupies a mid-terraced and pavement-lined position facing Park Street in Luton town centre. All town centre amenities are within proximity together with the University of Bedfordshire, Luton Point (shopping mall) and Luton Mainline train station.

Description

The attractive period property is arranged over basement, ground and first floor with four allocated parking spaces to the rear.

Basement Store:

228 sqft (21.21 m²) with a floor to ceiling height of 1.75m.

Ground Floor:

Three office rooms totalling 1,188 sqft (110.36 m²). There is front and rear pedestrian access and a single WC.

First Floor:

Three office rooms plus kitchen totalling 722 sqft (67.07 m²). There is a single WC.

Terms

Available upon a new lease for a term to be agreed at £28,600 per annum exclusive.

Rateable Value

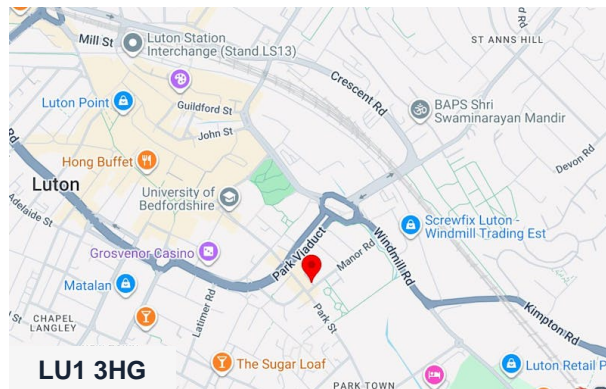
From 1st April 2026 the Rateable Value is £19,500 (please note this is not rates payable).

VAT

VAT is applicable at the appropriate rate.

Costs

Each party is to bear its own legal and professional costs incurred.

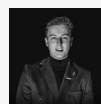


Viewing & Further Information



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