





## To Let

### Basement & Ground Floor, 37 King Street, Luton, LU1 2DW

 £12,000 Per Annum

 896 Sq Ft / 83.24 Sq M

 Primely located basement and ground floor office with Class E. The property comprises of two shared office spaces and a separate room, perfect for a director's office, with ancillary basement space, comprising of a kitchenette and WC as well as storage space. There is also a loft space and WC to part of the first floor. Outdoor courtyard to the rear of the property.

 This property would be perfect for a growing business or new business that would benefit from being located in a high footfall area and excellent transport links.



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### Location

The location boasts superb transport links, with Luton Train Station, providing regular services to London St Pancras in under 30 minutes. The Property is also conveniently located near major road networks, including the M1 motorway (Junction 10), providing easy access to London, the Midlands, and beyond. Local bus services operate frequently, connecting the area to surrounding neighbourhoods and Luton Airport, which is less than a 15-minute drive away, making this an ideal location for both commuters and business owners.

### Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £12,000 per annum exclusive.

### Accommodation

Basement	380 sq ft	35.3 sq m
Ground Floor	516 sq ft	47.9 sq m
<b>Total</b>	<b>896 sq ft</b>	<b>83.2 sq m</b>

### Rates

Rateable Value £7,800. 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 86 – Band D.

### 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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