





To Let

30 King Street, Luton, LU1 2DP

-  £30,000 per annum
-  917 Sq Ft / 85.19 Sq M
-  A mid-terrace premises arranged to provide well-configured accommodation suitable for a range of occupiers within Class E. The Property offers a practical layout including a reception area, open plan workspace, kitchen facilities and WC, together with a basement providing additional storage and server room space.
-  Previously occupied by property agents, the Property would suit estate or letting agents, professional services, consultants, financial services, or other office-based businesses seeking functional workspace. Flexible lease terms may be available.





30 King Street, Luton, Bedfordshire, LU1 2DP

Location

The Property is situated on **King Street**, within Luton's established town centre commercial area. **Luton Railway Station** is within walking distance, providing regular services to **London St Pancras International**, while the area also benefits from convenient access to local bus routes and the wider road network including the **M1 (Junction 10)**.

Terms & Tenure

The property is available to let on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Accommodation

Reception: 93.71 sq ft
Reception Office: 86.75 sq ft
Main Office Area (incl. private office, kitchen, WC): 737.18 sq ft
Total Ground Floor Area: 917.64 sq ft

Rates

Rateable Value £12,500 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

EPC

The EPC rating for the property is E

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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