




To Let

Ground Floor, 7 Dukes Court, Wellington Street, Luton, LU1 5AF

 £15,000 Per Annum

 300 Sq Ft / 27.87 Sq M

 Two ground floor office rooms available, ideal for small businesses or professionals. The offices share access to a modern kitchenette and W.C., providing convenient on-site amenities.

 The space benefits from both a shared main entrance and a separate private entrance, offering flexible access options. Well-suited for those seeking affordable, self-contained workspace in a professional setting.



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Location

The property is situated in Luton Town Centre and benefits from being a short walk to The Mall which benefits from array of shops, restaurants, and other local amenities.

Within close proximity to the Luton bus and train station with access links to Central London in under 40 minutes and also has excellent road links to the M1.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £15,000 per annum exclusive.

Accommodation

300 sq ft / 27 sq m

EPC

The EPC rating for the property is TBC.

Rates

Rateable Value TBC. 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, 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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