





**To Let**

## **Unit 5, Chevette Court Kimpton Road, Luton**

 £160,000 Per Annum

 8,269 Sq Ft / 768.2 Sq M (GIA)

 Flexible Lease Terms

 Ready to fit-out



## Unit 5, Chevette Court, Kimpton Road, Luton

### Description

A newly constructed Class E commercial unit extending to approximately 8,269 sq ft, offered in shell condition and ready for occupiers to create a fit-out tailored to their business. The open-plan layout provides flexibility for a range of occupiers, with the space lending itself well to gym operators, retail, leisure and other commercial uses.

The unit forms part of Chevette Court, a substantial new mixed-use residential development on Kimpton Road, Luton. The scheme represents Phase 1 of a wider 4-phase development, creating an established and growing residential catchment directly surrounding the property.

### Location

Chevette Court is situated on Kimpton Road, Luton, within close proximity to Luton town centre and London Luton Airport. The Property benefits from strong road connectivity via the A505 and Junction 10 of the M1 motorway, providing convenient access across Luton and the wider motorway network. Luton railway station is also nearby, offering direct services to London and the surrounding region, making the location well suited for a range of commercial occupiers.



## Unit 5, Chevette Court, Kimpton Road, Luton

### Terms & Tenure

The premises are to be let by way of a new lease at a rental of £160,000 per annum exclusive.

### Service Charge

A service charge is payable for any provisions and maintenance of the common areas relating to this property.

### Costs

Each party is to be responsible for their own legal costs.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

### 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.

### Viewing

Strictly by appointment only please contact:



**Sean Sumbillo**

sean.sumbillo@stimpsonseves.co.uk

Tel: 01582 957591 | M: 0795 523 1668



**Joanne McGirl**

joanne.mcgirl@stimpsonseves.co.uk

Tel: 01234 341 311



**Approximate total area<sup>(1)</sup>**

8269 ft<sup>2</sup>

768.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

