

TO LET

RETAIL/OFFICE

Jessop & co



4040/58 Collingdon Street, Luton, LU1 1RX

- Suites from 1,033 sq ft to 2,066 sq ft
- New landmark building
- Town centre location
- Ground floor suites suitable for retail or office use
- Car parking available

4040/58 Collingdon Street, Luton, LU1 1RX

LOCATION

40/58 Collingdon Street occupies a prominent location on the north side of Collingdon Street within walking distance of the town's shopping facilities and mainline railway station.

The M1 motorway and London Luton Airport are a short distance away.

DESCRIPTION

40/58 Collingdon Street comprises a new landmark development which is under construction to provide commercial units on part of the ground floor with residential above.

The available accommodation is located on the ground floor and comprises flexible accommodation that would suit either retail or office use. Other uses might be possible subject to planning.

Each suite will have the benefit of its own entrance from Collingdon Street and will be completed with main services ready for an occupier to undertake its own fit out.

Car parking is available by separate agreement.

Practical completion is due in September 2019.

FLOOR AREAS

The available suites have net internal floor areas ranging from 1,033 sq ft to 2,066 sq ft.

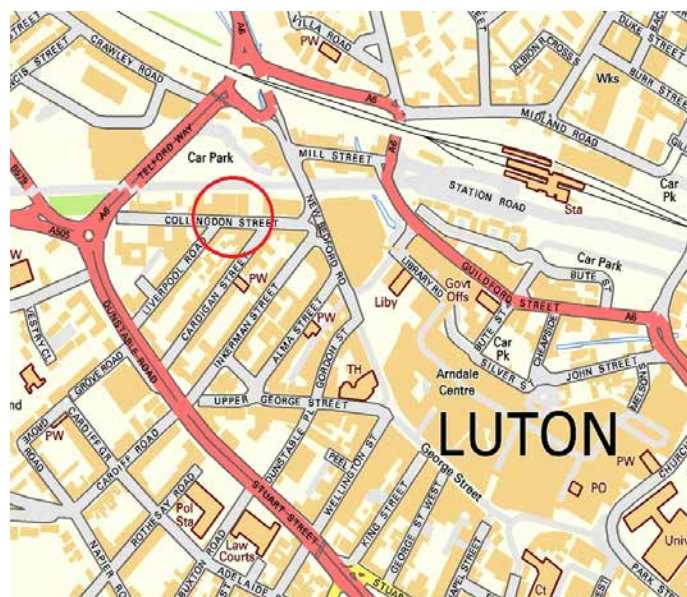
All floor areas are in accordance with IPMS: Office Buildings.

RATING

The suites will require a rating assessment on completion.

It may be possible for an occupier to benefit from exemption from business rates under the small business rates relief scheme.

Further details are available upon request.



TERMS

The premises are available to purchase on a new long lease at a nominal ground rent or by way of a new full repairing and insuring leases for a negotiable term.

A service charge will be payable for the upkeep of the common part areas.

QUOTING PRICE/RENT

Upon application.

A rent deposit may be required depending upon the financial status of the incoming tenant.

LEGAL COSTS

Each party to meet their own costs.

VAT

All prices and rents are quoted exclusive of VAT.

EPC

To be assessed on completion.

For viewings and further information please contact the retained agent:

Jessop & Co
01582 346110
paul@jessopco.co.uk

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