

Freehold for Sale

Warehouse Property

Detached Warehouse

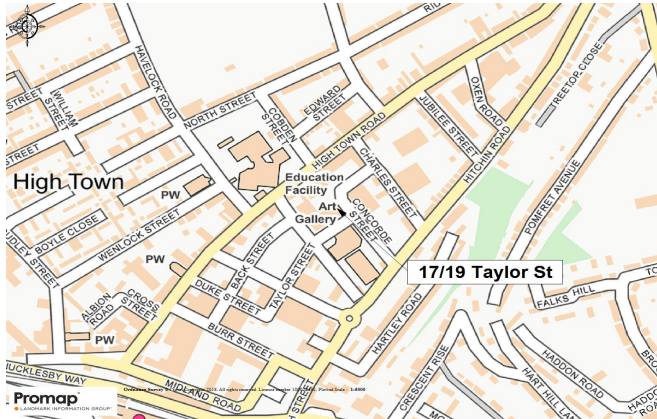
17/19 Taylor Street, Luton, LU2 0EY



- 2,350 Sq Ft (218.32 Sq M)
- Forecourt Parking
- 6.60m Eaves Height
- First Floor Offices

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Location



The property is situated on Taylor Street which is located to the north-east of Luton town centre and Junction 10 of the M1 motorway. Luton mainline railway station is approximately 0.3 miles away and offers train services to Central London, Bedford and Gatwick Airport.

The property is located in an area of mixed uses including residential, industrial and trade counters.

Much of the local area surrounding High Town has been subject to regeneration.

Description

The property comprises of a detached brick built warehouse with two storey offices constructed in the 1970's and benefits from the following specification:

- Level entry loading door
- Parking for up to 3 cars
- 6.60m eaves height
- First floor offices
- Kitchenette
- Male and female WCs

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and found to have the following approximate gross internal area (GIA):

Area	Sq Ft	Sq M
Ground Floor Warehouse & Offices	1,846	171.49
First Floor Offices	504	46.82
Total	2,350	218.31

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Within the 2017 Rating List the property has a rateable value of £11,750. Please note this is not the rate payable. Further information can be obtained from www.tax.service.gov.uk.

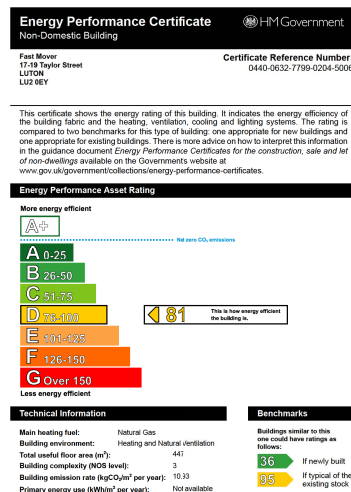
Terms

The property is available freehold. Offers are invited in excess of £300,000.

Tenure

The property is available freehold with vacant possession. There is currently an occupational lease in place which expires in May 2018.

EPC



Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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