

## To Let

### Unit 2, Chevette Court Kimpton Road, Luton



£81,750 Per Annum



3,314 Sq Ft / 307.9 Sq M (GIA)



Flexible Lease Terms



Ready to fit-out



## Unit 2, Chevette Court, Kimpton Road, Luton

### Description

A newly constructed Class E commercial unit extending to approximately 3,314 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 convenience stores, retail, office 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.



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### **Terms & Tenure**

The premises are to be let by way of a new lease at a rental of £81,750 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**

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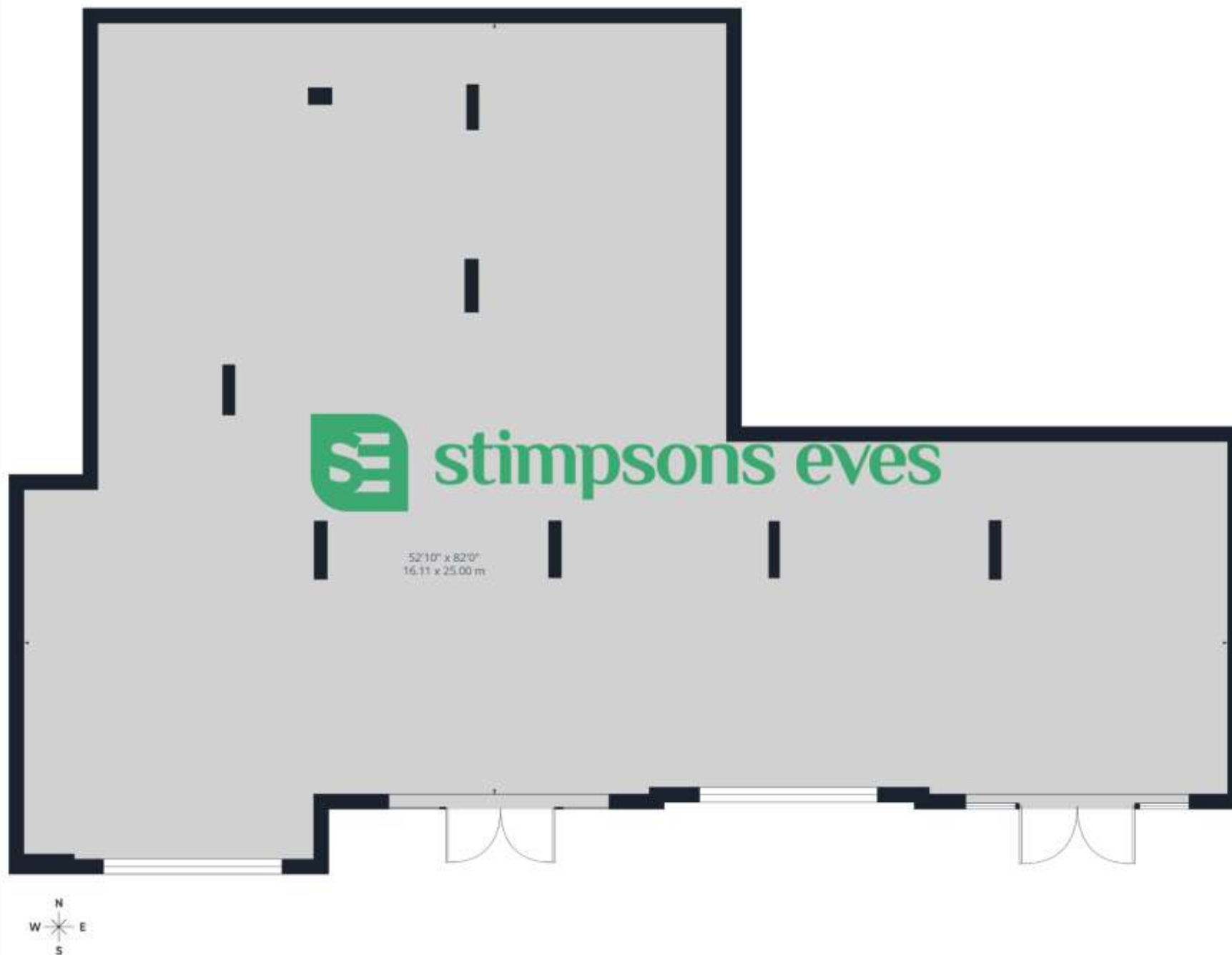
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Approximate total area<sup>(1)</sup>

3314 ft<sup>2</sup>

307.9 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.

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