

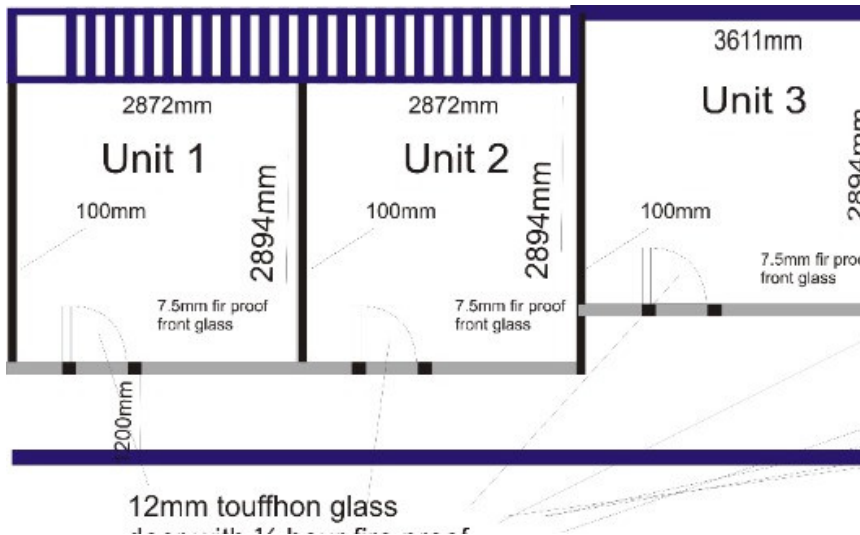
£1,000.00 PCM

DUNSTABLE ROAD,  
LUTON,  
LU1

All door have self closer with steel fitting  
top and bottom

Ultimate  
ConneXions

Residential & Commercial Property  
Sales and Lettings



**£1,000.00<sub>PCM</sub>**

*Dunstable Road,  
Luton,  
LU1*

**STUDIO<sub>x</sub>**  **1<sub>x</sub>** 

Offering a rare opportunity for any new business/start up. Choose from one of eight good sized units. Option to customize the space, with immediate availability these units will be snapped up fast so we recommend if you're interested to act fast.

**Unit sizes :-** Unit 1 - 2.872m x 2.894m - £1400.00 pcm Unit 2 - 2.872m x 2.894m - £1200.00 pcm Unit3 – 3.611m x 2.894m - £ 1000.00 pcm Unit4 - 3.611m x 2.894m - £ 1000.00 pcm Unit5 - 3.611m x 2.894m - £ 1000.00 pcm Unit6 - 3.611m x 2.894m - £ 1000.00 pcm Unit7 - 3.611m x 2.894m - £ 1000.00 pcm Unit8 - 3.611m x 2.894m - £ 1000.00 pcm

All units have the options to have either glass frontage or shutter frontage which can be discussed with the landlord. All Units will have electricity and water included in the rental price. There is an alarm system in place which covers all units.

**No Business Rates.** This is a great opportunity for any small start up or small business as this is a prime location.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify you financial position before we can recommend any offer to the vendor.



## Features:

Vacant possession



Phone: 01582 487900

Email: [sales@ultimateconnexions.co.uk](mailto:sales@ultimateconnexions.co.uk)

[www.ultimateconnexions.co.uk](http://www.ultimateconnexions.co.uk)

**Ultimate  
ConneXions**

**Residential & Commercial Property  
Sales and Lettings**