

# TO LET

246 Sq Ft (22.85 Sq M)

- Town Centre treatment room with secure 24/7 access
- Available on fixed or flexible lease terms at an all inclusive rent
- Suitable for a number of uses in the cosmetic, aesthetic, beauty, health & well-being sectors within Use Class E
- 1 allocated parking space



## All Saints View

Treatment Room 1, Sapphire Place, Houghton Regis, LU5 5LP

**>D KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Centrally located off Houghton Regis High Street
- The property has access to excellent road and public transport links namely Junction 11a of the M1 Motorway and the M1/A5 link road.
- Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) which offer both direct national and local services to Central London in under 40 minutes.
- The property has access to a plethora of local amenities including by not limited to Houghton Hall Park, Costa Coffee, Morrisons, Lloyds Pharmacy, and Greggs.

/// what3words

///stump.memo.linen

Google Maps

Click here



## DESCRIPTION

- Comprising a ground floor treatment/office room within an established later living development.
- Treatment room 1 offers an affordable spaces ideally suited for businesses in the cosmetic, aesthetic, beauty, health & well-being sectors.
- The suite benefits from a refurbished open plan space with views of the garden, LED mood lighting, ancillary storage, as well as a sink.
- The suite also benefits from 1 allocated parking space with additional paid parking on site if required.
- Neighbouring occupiers include Costa Coffee, Herron Foods, Morrisons, Lloyds Pharmacy, and Greggs as well as numerous other useful amenities.

## TERMS

Available on an all inclusive basis at £8,000 per annum on flexible terms to be agreed. VAT is not applicable.



## ACCOMMODATION (Net Internal Area\*)

Total 22.85 SQ M 246 SQ FT

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

## CONTACT:



CHRIS RICHARDS

07983 775684 [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)



HANNAH NIVEN

07425244396 [hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP