

GALAXY

Luton • Bedfordshire • LU1 2NB



New units available in Luton's prime leisure destination

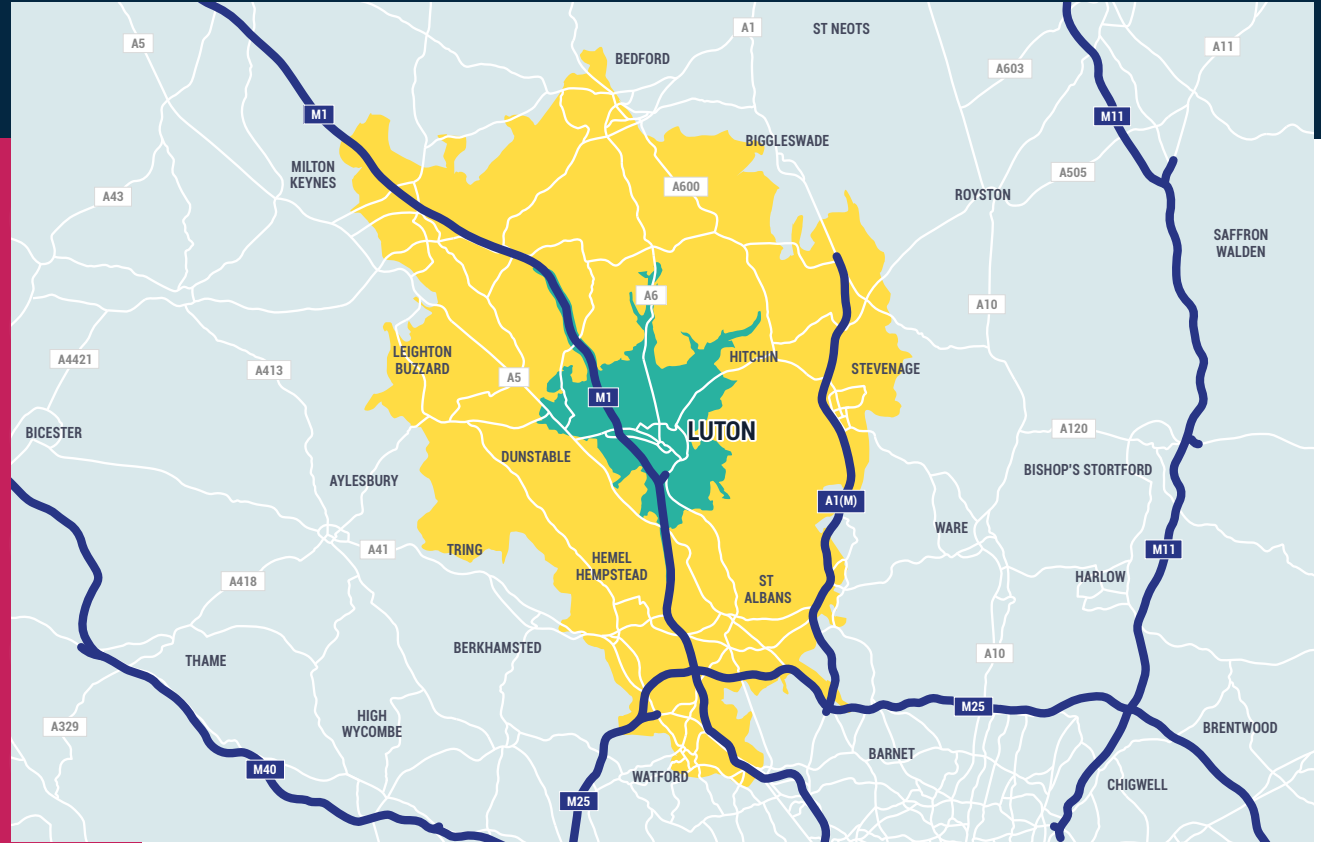
– subject to vacant possession: 3,034 sq ft 3,153 sq ft



LOCATION

The Galaxy Centre is based in the heart of Luton, conveniently positioned 2 minute's walk from the train station to the east and immediately fronting the regenerated St George's Square to the south. As the main public square in the town, St George's Square links the Galaxy Centre on one side with the Mall shopping centre on the other.

Visitors by car can access the town from junction 10 of the M1, which links easily via A1091, A505 and Guildford Road to surface parking (165 spaces) adjacent to the Galaxy within 7 minutes' drive of the motorway. There are approximately:



PRIMARY CATCHMENT

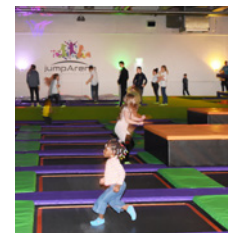
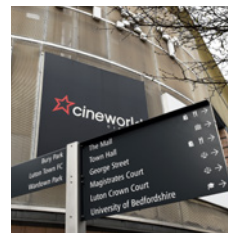
 **15 Minutes Drivetime**


 **267,445**

SECONDARY CATCHMENT

 **30 Minutes Drivetime**

 **1,103,495**



 "The Galaxy Centre is a leisure destination forming part of Luton's vibrant town centre and providing entertainment for all the family"

DESCRIPTION

The Galaxy Centre is a leisure destination forming part of Luton's vibrant town centre and providing entertainment for all the family. The Galaxy provides a busy food and beverage and leisure environment, with existing tenants now include a Cineworld 11 screen multiplex, trampoline park Jump Arena, The Gym, Nandos, Wetherspoons and MFA Bowl.

AVAILABILITY

The new units will offer A3 use and will be approximately 3,034 sq ft and 3,153 sq ft at ground floor level with additional outdoor seating, subject to obtaining permission from the Local Authority.

Unit	Area (sq ft)	Rent Per Annum
Unit 1	3,034	£98,500
Unit 2	3,153	£102,500



TENANCY

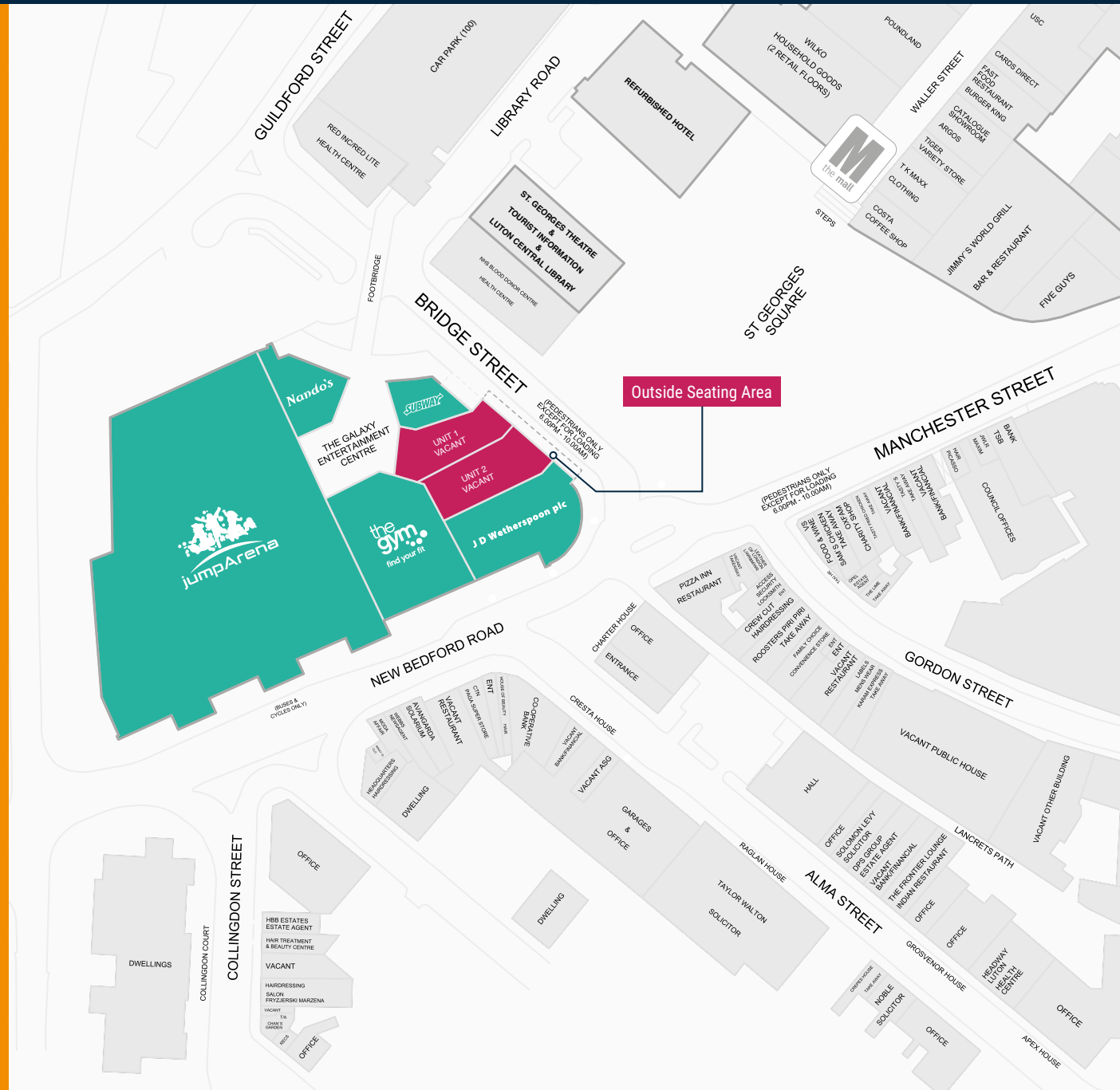
The centre provides a total area of 145,496 sq ft. It is currently let as follows:

Ground Floor

Unit	Tenant	Area (sq ft)
Unit 1	Vacant	3,034
Unit 2	Vacant	3,153
Unit 3	Wetherspoons	5,390
Leisure	Jump Arena	35,576
Unit A	Nandos	3,693
Unit B1	Subway	1,292
Unit C1/C2	The Gym	15,263

Upper Floor

Unit	Tenant	Area (sq ft)
Cinema	Cineworld	42,578
Unit D	Kidd n Play	4,687
Unit E	Cookies and Cream	2,574
Bowl	MFA Bowling	28,256





“The Nando’s restaurant at The Galaxy Centre, Luton is a consistently profitable unit within the Nando’s portfolio.”

“The customer experience and restaurant performance will be increased further by the installation of a mezzanine.”

Property Director, Nando’s



FURTHER INFORMATION

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