

THE GALAXY IS LUTON'S PREMIER LEISURE DESTINATION, TOTALLING 145,036 SQ FT.

ADJACENT TO THE 900,000 SQ FT LUTON POINT SHOPPING CENTRE, THE SCHEME PROVIDES A BROAD RANGE OF MAJOR FOOD AND BEVERAGE OPERATORS INCLUDING NANDO'S, JD WETHERSPOON, COOKIES & CREAM AND SUBWAY.

AN 11 SCREEN CINEWORLD, 28,256 SQ FT TENPIN WITH 16 BOWLING LANES, LASER TAG ARENA, CRICKET & BASEBALL SIMULATOR AND ARCADE ALONGSIDE THE GYM EXTENDING TO 15,263 SQ FT PROVIDES A VAST CHOICE OF RECREATIONAL ACTIVITIES FOR ALL.



The Galaxy can be easily accessed from Junctions 10 & 11 of the M11 or via the A505 with parking available at the Library and Crawley Road car parks. Public transport connections are excellent with Luton bus station a short distance to the north and adjacent to Luton Central Station which provides regular services to St Albans, Bedford and London St Pancras



LOCATION

25 mins

TO ST ALBANS
Via M1

25 mins

TO LEIGHTON BUZZARD
Via A5

36 mins

TO MILTON KEYNES
Via M1

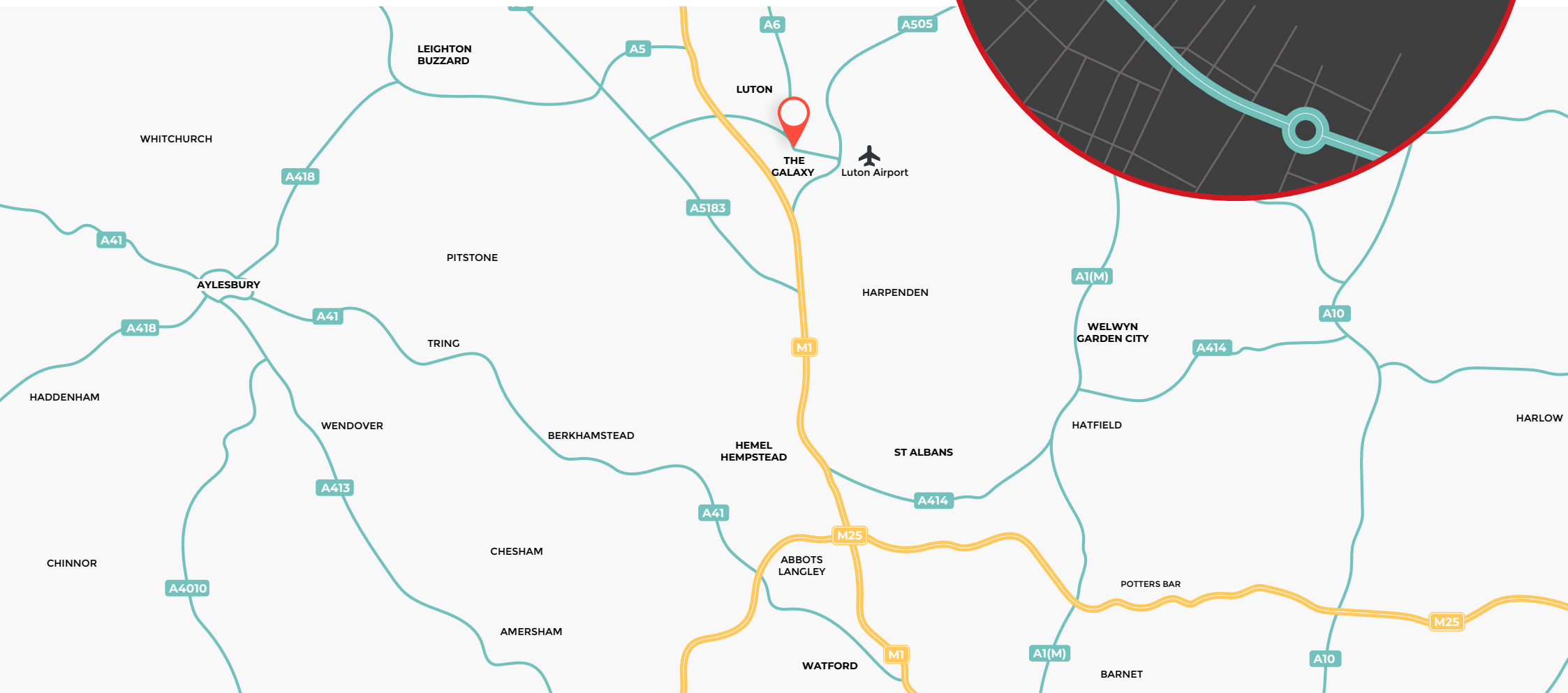
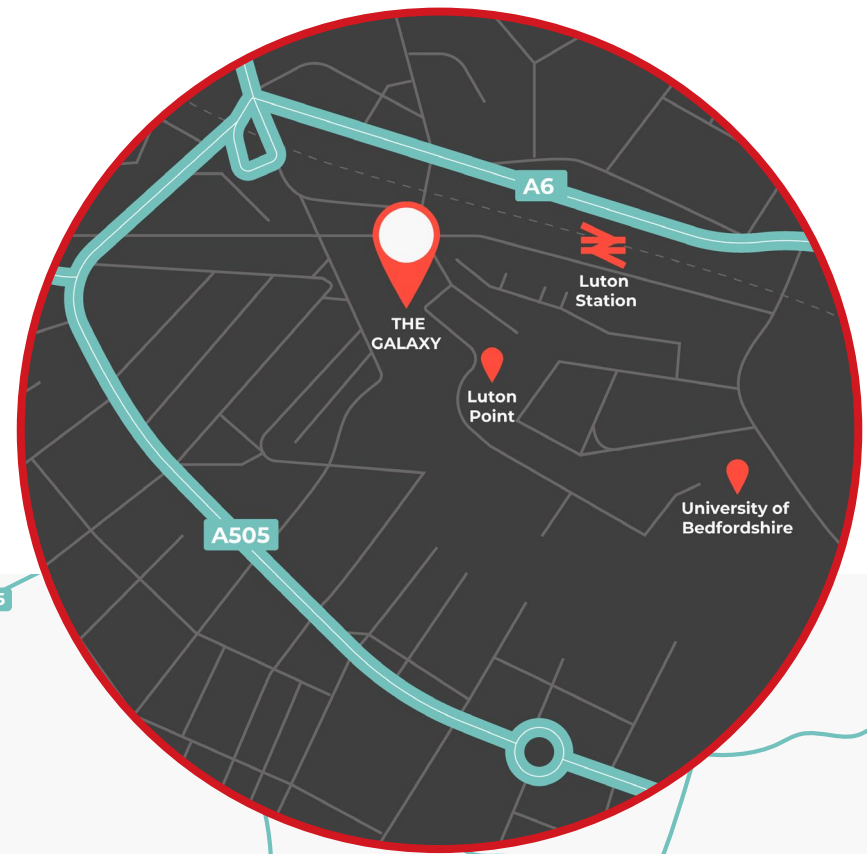
43 mins

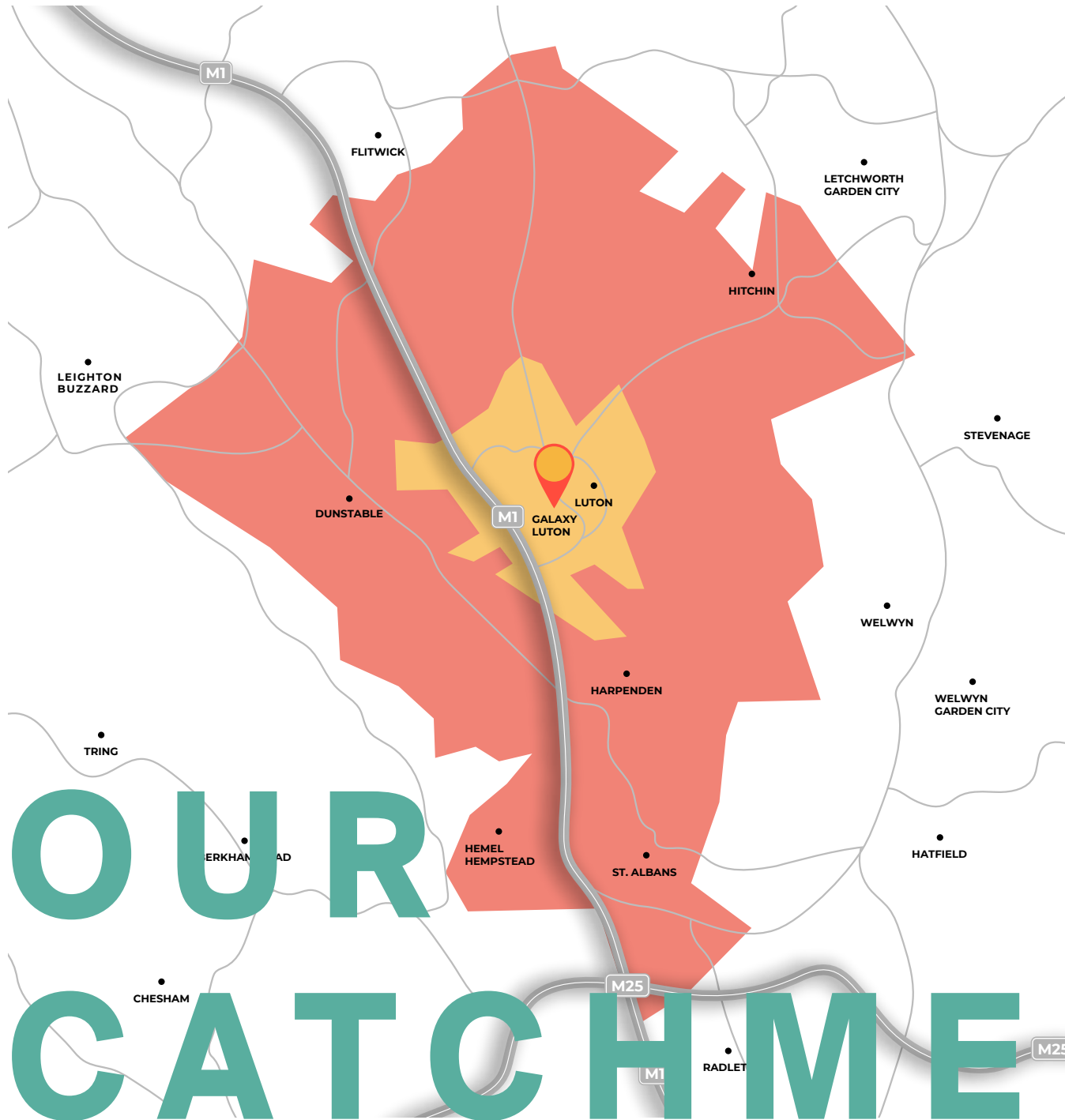
TO BEDFORD
Via A6

44 mins

TO AYLESBURY
Via B489 & A41

THE GALAXY IS EASILY ACCESSIBLE BY CAR, ON FOOT OR VIA PUBLIC TRANSPORT. THE SCHEME IS FANTASTICALLY LOCATED IN THE CENTRE OF LUTON AND JUST OFF THE A505, WHICH INTERSECTS WITH THE M1 3.1 MILES TO THE WEST. LONDON LUTON AIRPORT IS SITUATED 2.6 MILES TO THE EAST AND BENEFITTED FROM 16.9 MILLION PASSENGERS IN 2024. LUTON BUS AND TRAIN STATIONS ARE LOCATED 500M TO THE NORTH.





OUR CATCHMENT

507,000

TOTAL CATCHMENT

£18,319

THE ANNUAL HOUSEHOLD SPEND ON RETAIL AND LEISURE GOODS FOR THE GALAXY CATCHMENT

£8,097

THE ANNUAL HOUSEHOLD SPEND ON LEISURE FOR THE GALAXY CATCHMENT

Largest Consumer Profit Groups

PRESTIGE POSITIONS
URBAN COHESION
ASPIRING HOMEMACKERS

- 10 MINUTES
- 20 MINUTES

GROUND FLOOR

FIRST FLOOR

TO LET - GRAVITY

 cineworld

TO LET -
UNIT D

 Nando's

 the
gym
group

subway

THE WHITE HOUSE
wetherspoon

tenpin

cookies & cream

Operator Size (sq ft)

To Let - Gravity	35,576
White Horse (JDW)	11,117
Nando's	3,693
Tenpin	28,256
The Gym	15,263
Subway	1,292
Cookies & Cream	2,574
Cineworld	42,578
To Let - Unit D	4,687
Total	145,036

THE GALAXY

SNAPSHOT



Major Food And Beverage Operators

Located in the centre of Luton

145,036 Sq Ft

OF LEISURE SPACE



TERMS

WE ARE INVITING RENTAL OFFERS FOR A NEW LEASE OF BOTH UNIT D AND THE FORMER GRAVITY CLASS E UNIT SUBJECT TO OBTAINING VACANT POSSESSION.

FIXTURES & FITTINGS

THE EXISTING FIXTURES & FITTINGS WILL BE EXCLUDED FROM ANY NEW LETTING.

SERVICE CHARGE

THE SERVICE CHARGE IS AVAILABLE UPON REQUEST.

RATEABLE VALUE

GRAVITY - £182,000

UNIT D - £48,750

EPC

GRAVITY - D-85

UNIT D - C-70

FLOOR AREAS

THE GRAVITY UNIT EXTENDS TO 35,576 SQ FT OVER GROUND AND PART MEZZANINE LEVEL WITH FLOOR TO CEILING HEIGHTS RANGING FROM 5.6-6.1 METRES.

UNIT 4 EXTENDS TO 4,687 SQ FT AND IS SITUATED AT FIRST FLOOR.

VIEWINGS

THE UNITS ARE CURRENTLY CLOSED SO VIEWINGS MUST BE ARRANGED BY PRIOR APPOINTMENT VIA THE SOLE AGENTS SAVILLS.



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AVAILABLE
UNITS

40,263 Sq Ft

OF PRIME
CLASS E SPACE



AVAILABILITY

Enquire now for the unique opportunity to become part of this established leisure destination in Luton

STUART STARES
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