



34, George Street, Luton, LU1 2AZ

Modern Town Centre Office Premises

Summary

Tenure	To Let
Available Size	2,397 to 5,538 sq ft / 222.69 to 514.50 sq m
Rent	£23,000 - £54,000 per annum
Service Charge	N/A
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Modern Specification
- Well-Maintained
- Parking

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Location

The premises are situated on George Street in Luton town centre and are adjacent to one of Luton Point's entrances (the shopping mall). All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc.

Description

The premises are arranged over first and second floor. A central stairwell allows the premises to be let on a floor-by-floor basis or as a whole.

First Floor:

- Staff room with kitchenette.
- Twin WC.
- Predominantly open plan.
- Meeting rooms.
- Server room.

Second Floor:

- Staff room with kitchenette.
- Predominantly open plan.
- Meeting rooms.
- Board room.

Accommodation

The accommodation comprises the following:

Name	Floor/Unit	sq ft	sq m	Rent	Service charge
1st - First Floor	1st	2,397	222.69	£23,000 /annum exclusive	£4,797 /annum
2nd - Second Floor	2nd	3,141	291.81	£31,000 /annum exclusive	£4,202 /annum
Total		5,538	514.50		

Terms

The premises are available upon a new internal repairing and insuring (IRI) lease, for a term to be agreed. Parking within Luton Point multi-story carpark is available upon request by way of separate licence (at a reduced rate for tenants).

Rateable Value

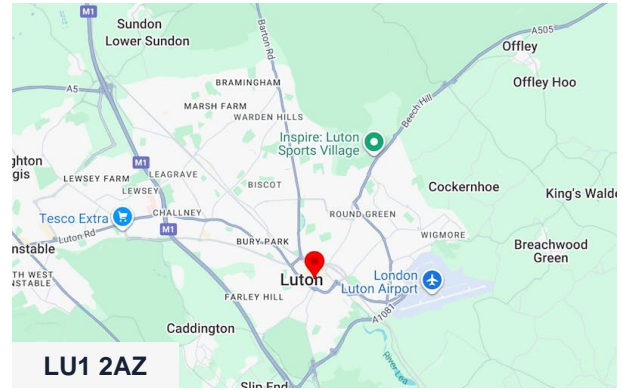
The first and second floor are rates as a whole, with a rateable value of £43,500 (please note this is not rates payable).

VAT

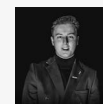
All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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