

To Let

Clody House, Collingdon Street, Luton, LU1 1RX



£100,000 Per Annum



8,869 Sq Ft / 823.93 Sq M



Well located multi-storey office providing across the 1st, 2nd and 3rd floors, along with allocated off-street parking. The accommodation includes a range of office rooms supported by staff/kitchen areas, a lift serving all floors, and 2 x WCs on each floor, offering practical space for a variety of Class E uses.



Suitable for professional service firms, nurseries, fitness and wellbeing operators, and general office-based businesses. The layout allows for clear separation of functions across floors, with rooms that can be arranged for meetings, team areas or operational requirements, supported by dedicated welfare facilities throughout.



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Location

Clody House is positioned on the edge of Luton Town Centre, benefiting from immediate access to local shops, cafés and other amenities. The property is within a short walk of Luton Train Station, providing fast and frequent services to Central London, Bedford and the wider Thameslink network. The surrounding area is well connected by major road links, including the M1 and A6, making the location practical for staff and visitors travelling from across the region.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £100,000 per annum exclusive.

Accommodation

- Ground Floor - Communal Area
- First Floor - 2,989 sq ft (£34,000 per annum)
- Second Floor - 3,007 sq ft (£34,000 per annum)
- Third Floor - 2,873 sq ft (£34,000 per annum)

Rates

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, including any reliefs available.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk