



Office To Let - Luton Town Centre



Luton



Office



2489 sq. ft



£20,000 pa

Executive Summary

A well presented office situated in Luton town centre, the property is situated on the Second Floor and benefits from windows surrounding contributing to a light and airy atmosphere. the office measures at approximately 2,489 sq ft.

A communal entrance with stairs leading to lift access and further stairs to all 3 upper floors, situated on the second floor the office comprises of a reception area with four further separate office space. The Property benefits from Class E use and would be ideal for a variety of businesses seeking a town centre location in a popular office block.

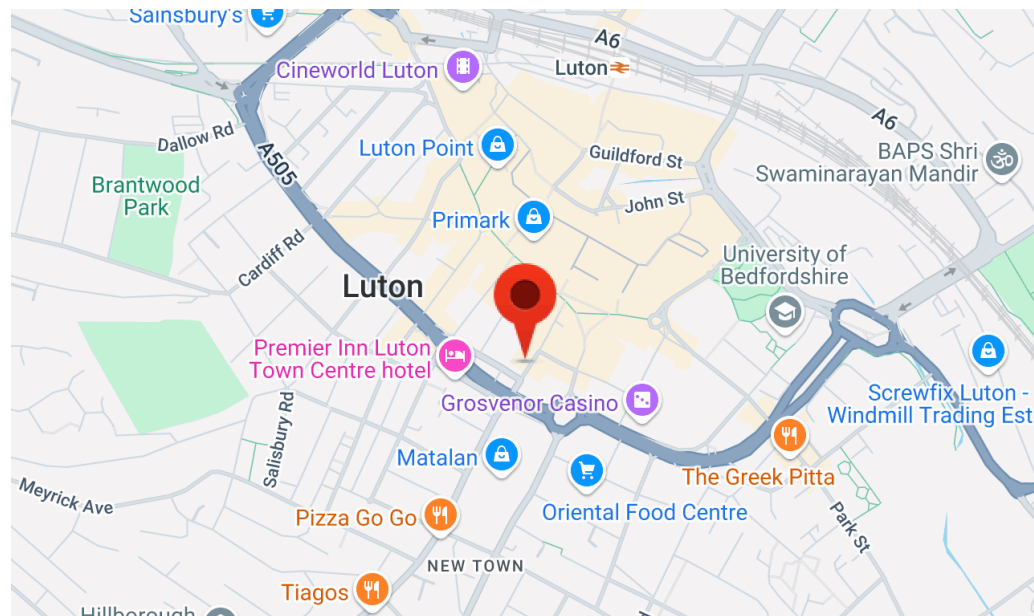
The communal areas are currently undergoing improvements and will include areas for signage for the businesses in each unit, currently there is a variety of separate businesses situated in the block.

To arrange a viewing please call venture Commercial 01582 957 591





Key Features:	<ul style="list-style-type: none"> • Town Centre Location • Lift to 2nd Floor • Separate Office Space
Permitted Use:	Class E Use
Floor Area (GIA):	2,489 Sq ft
Ancillary Space / Parking Arrangements:	Parking available via pay and display
Rateable Value:	The incoming Tenant is liable for all Business Rates
Utilities:	The incoming Tenant is liable for all Utilities
VAT:	Not Applicable (as far as we are aware)
EPC:	Attached
Specification:	Electricity - Yes Gas - No Water - Yes WC's - Yes Other
Estate Charge / Service Charge:	To Be Confirmed



Location

The Property is situated in a town centre location and therefore benefits from being within a stones throw from Luton Town Centre with access to an array of shops and amenities. Luton town train station is within walking distance for commuters and the location also benefits from excellent road links including the M1.



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Disclaimer

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