

## To Let

### 1st & 2nd Floor Office Suites, 14-26 Victoria Street, Luton, Bedfordshire, LU1 2UA



£12,400 - £15,500 Per Annum



1,237 - 2,787 Sq Ft / 115 - 258.91 Sq M



Choice of office suites available on the first floor or second floor.



Both of the office suites benefit from suspended ceilings, Category II and LED lighting, air conditioning, radiator heating, double glazing, security features, kitchenette and communal w.c. facilities.



There are 2 parking spaces available with each suite.



## 1st & 2nd Floor Suites, 14-26 Victoria Street, Luton, LU1 2UA

### Location

The location boasts superb transport links, with Luton Train Station, providing regular services to London St Pancras in under 30 minutes. The Property is also conveniently located near major road networks, including the M1 motorway (Junction 10), providing easy access to London, the Midlands, and beyond. Local bus services operate frequently, connecting the area to surrounding neighbourhoods and Luton Airport, which is less than a 15-minute drive away, making this an ideal location for both commuters and business owners.

### Terms & Tenure

The suites are available upon new Internal Repairing and Insuring leases for a term to be agreed. First floor suite at £15,500 per annum exclusive. Second Floor Front suite at £12,400 per annum exclusive.

### Accommodation

1st floor	1,551 sq ft	144 sq m
Front suite 2nd floor	1,237 sq ft	115 sq m
<b>Total area</b>	<b>2,788 sq ft</b>	<b>259 sq m</b>

### Rates

Rateable Value 1st Floor £19,750. 2nd Floor TBC. 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 Band D.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### 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](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

