





To Let

3rd Floor, 46 George Street, Luton, LU1 2AZ

 £20,000 Per Annum

 2,055 Sq Ft / 190.91 Sq M

 Third floor office suite which comprises of large open plan main room with 2 ancillary offices with natural light throughout.

 The office is accessed from the ground floor on George Street with stairs rising to the third floor with own access to the office suite, this space would be ideal for a company looking for a spacious office in a vibrant town centre location.





For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

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Location

Situated within Luton town centre the property benefits from being within a bustling town with a range of shops and amenities, The property is also located within walking distance to Luton main train station with access links to London in under 35 minutes. Luton also benefits from excellent road links including the A6 and a short drive to Junctions 10 & 11 of the M1 with road links to London and The North.

Terms & Tenure

The premises are to be let by way of a new lease at a rental of £20,000 per annum exclusive.

Accommodation

Third Floor Office Suite 2,055 sq ft (190 sq m)

EPC

The EPC rating for the property is 75 - Band C.

Rates

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

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

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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