



To Let

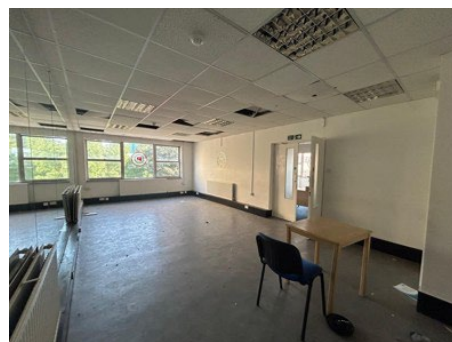
2nd Floor, Regional House, 28-34 Chapel Street, Luton, LU1 2SE

 £20,000 Per Annum

 2,489 Sq Ft / 231.23 Sq M

 Second floor office premises comprising of a reception area with four further separate offices, which benefits from windows contributing to a light and airy atmosphere. A communal entrance with stairs leading to lift access and further stairs to all 3 upper floors.

 The office 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.



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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.

Terms & Tenure

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

Accommodation

Second Floor	2,489 sq ft	231.23 sq m
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EPC

The EPC rating for the property is 48 - Band B.

Rates

Rateable Value £25,000. 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:

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