

TO LET

151 - 2,402 Sq Ft

(14.03 - 223.15 Sq M)

- Character Town Centre offices
- Flexible lease terms available
- Allocated car parking
- DDA compliant all access passenger lift
- 24/7 fob access



Christchurch House

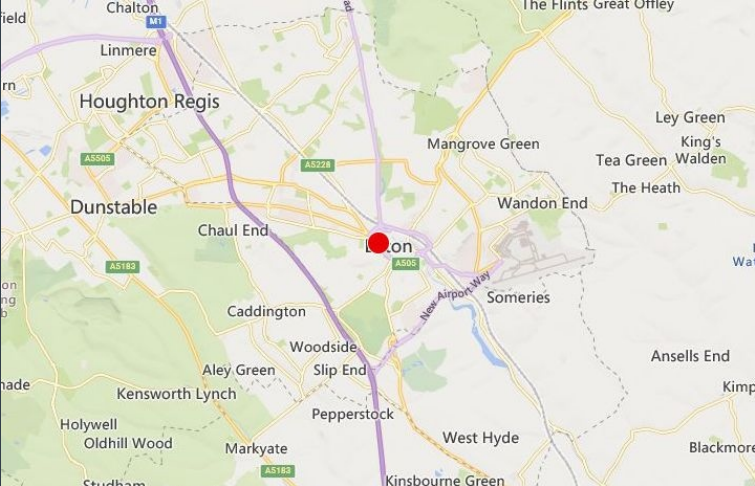
40 Upper George Street, Luton, LU1 2RS

 **KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Located in the heart of Luton Town Centre
- Luton's mainline railway station is within walking distance providing access to Central London within 40 minutes
- Good access to the M1 Motorway (Junction 10 & 11), A5 & A6 road links
- London Luton Airport within 4 miles

 what3words

///quit.beard.statue

 Google Maps

Click here



DESCRIPTION

- Comprising a converted former chapel in the heart of Luton Town Centre, Christchurch house provides a variety of different offices on fixed and flexible terms. The suites benefit suspended ceilings with inset cat 2 lighting, suspended flooring with inset floor boxes with cat 5 data cabling, good levels of natural light, and intercom systems. The suites also benefit from secure allocated car parking, all access DDA compliant passenger lift, and 24/7 fob access.

TERMS

Available on flexible and fixed terms at an inclusive rent (save for business rates, comms, and electricity within the suite) of:

- 1st Floor Suite 102 - (4-6 persons) - £800 PCM
- 1st Floor Suite 104 - (3-5 persons) - £700 PCM
- 1st Floor Suite 105 - (4-6 persons) - £800 PCM
- 1st Floor Suite 106 - (1-2 persons) - £275 PCM
- 1st Floor Suite 109 - (8-10 persons) - £1,590 PCM

VAT is payable

ACCOMMODATION (Net Internal Area*)

First Floor Suite 102	42.92 SQ M	462 SQ FT
First Floor Suite 104	38.65 SQ M	416 SQ FT
First Floor Suite 105	43.29 SQ M	466 SQ FT
First Floor Suite 106	14.03 SQ M	151 SQ FT
First Floor Suite 109	84.26 SQ M	907 SQ FT
Total	223.15 SQ M	2,402 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-69

Business Rates: Available upon request

CONTACT:

 **CHRIS RICHARDS**
 07983 775684 chris.richards@kirkbydiamond.co.uk

 **HANNAH NIVEN**
 07425244396 hannah.niven@kirkbydiamond.co.uk