

LUX OFFICES
AT VICTORY HOUSE



Chobham Street - Luton - LU1 3BS



Brand New Flexi Offices with Parking **To Let**


Accommodation

LUX is a state of the art flexi office provider located in the heart of Luton with a variety of private offices available, each providing stunning glass partitions in a light and airy office, with manifestations to maintain privacy, air-conditioning and high speed internet.

A creative space for all types of businesses...

In a shared office space, it's a great opportunity to network with your neighbours and with our open plan breakout area come kitchenette as well as breakout areas around the office, this gives you plenty of opportunity to not feel restrained just to your office. If you're seeking a bit more privacy, we also offer state of the art Office Pods which are both soundproof and ventilated.

Why not invite your clients into your office, where they will be greeted at our reception by one of the LUX team, and if you're planning a presentation or meeting our ground floor conference room can provide a private space away from the main office area and with 3-way conference call technology you can connect with your peers & clients.



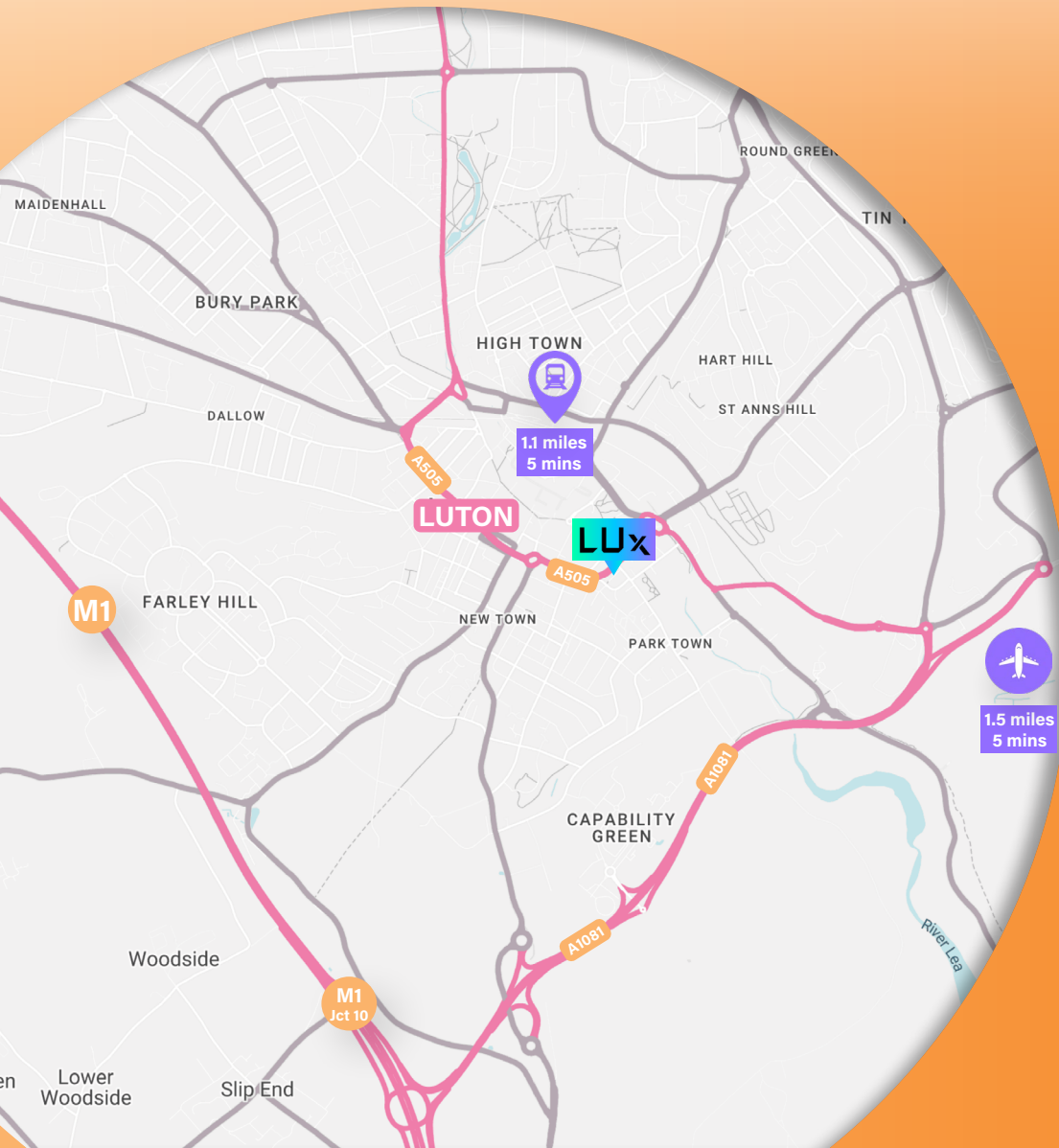
**High Speed
Secure Private
Networks**



Location

LUX is the *only* flexi office space available in Luton Town Centre

Located within Luton town centre, with ease of access to both the M1 & A6, as well as short distance from the Luton Train station LUX is located at the heart of Luton, perfect for an easy commute.



ROAD

| | |
|---------------|----------|
| M1 (Jct 10) | 3 miles |
| A1 (M) | 12 miles |
| M25 | 13 miles |
| Milton Keynes | 24 miles |
| London | 34 miles |



RAIL

| | |
|--------------------|---------|
| St Pancras London | 24 mins |
| Bedford | 27 mins |
| Kings Cross London | 48 mins |

What's included?

- ⦿ All inclusive monthly fee - covering all bills, services, and modern furnishings
- ⦿ Modern technology - High-speed Wi-Fi
- ⦿ 24/7 access

What are the perks?

- ⦿ Dedicated private hard wired and wireless internet access - CAT6 Cabling
- ⦿ Discounts available subject to number of desks taken - Enquire for more details

Office Suites
starting from
£500 PCM





Further Information

Viewings are strictly by appointment only

Joshua Parello

joshua.parello@kirkbydiamond.co.uk

01582 550 210

Hannah Niven

hannah.niven@kirkbydiamond.co.uk

01462 414 040

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

