

TO LET

 **KirkbyDiamond**



Second Floor Suite Victory
House
Chobham Street
Luton,
LU1 3BS

- Secure allocated parking
- A/C heating & cooling
- All-inclusive rent
- Frontage onto Park Viaduct

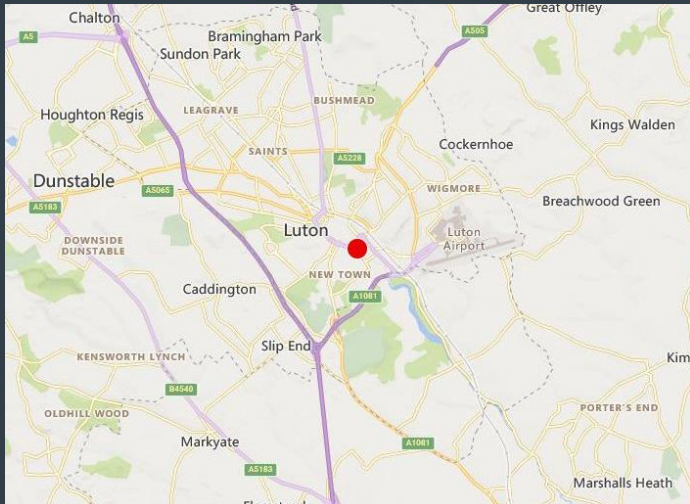
Location

Located on Chobham Street within Luton town centre. Chobham street is accessed off Park Street. Close to the University of Bedfordshire, The Mall and all local amenities. Luton's mainline railway station is approximately a ten-minute walk away (0.5 miles distant). The M1 Junction 10 is approximately 2 miles distant.

Description

Victory House is a prominent three-storey building. This second floor suite provides an open plan office space, with two cellular offices as well as a breakout/kitchen area, all with a modern finish including raised access floors and A/C heating & cooling. The premises also benefits from secure allocated parking to the rear of the building.

The property has the additional benefit of a manned reception area which is currently being upgraded. As well as upgrades to the communal areas.



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Suite Total	1526	141

Areas quoted are approximate and should not be held as 100% accurate.

Terms: To let: £19,000 per annum

Service Charge: £5-£7 per sq ft (inclusive of utilities)

Rates: We recommend that you seek verification of our understanding by contacting Luton Business Rates section on 01582 456 628 to ascertain the exact level of rates payable

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

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Viewings

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