

# TO LET

 KirkbyDiamond



5th Floor Jansel House  
Hitchin Road  
Luton  
Bedfordshire,  
LU2 7XH

- Self contained air conditioned office
- 20 allocated car parking spaces
- Modern LED lighting
- Staffed Reception

## Location

The office is situated in Jansel Business Centre within the popular Stopsley Village area of north east Luton.

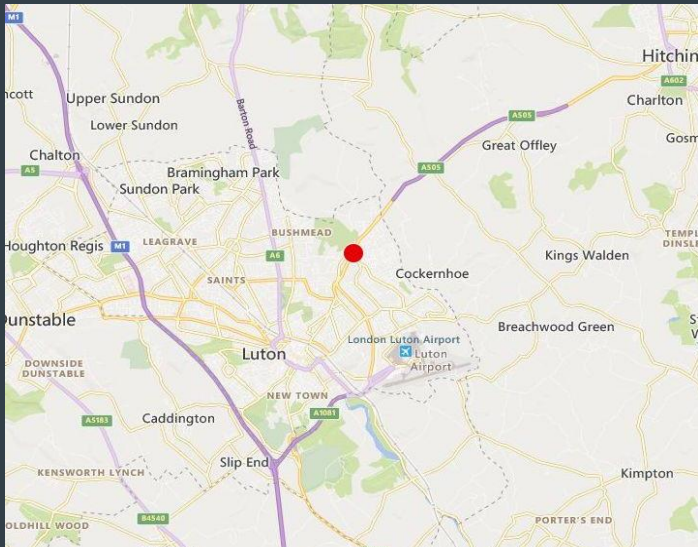
The property benefits from good road links with easy access to the A505 and A6 plus good access to public transportation.

Luton Mainline Railway Station is within 1.8 miles and Junction 10 of the M1 Motorway is within 6 miles.

## Description

This fifth floor suite totalling 4,073 sq ft, comprises self-contained open plan office accommodation with kitchen / breakout area, separate WC facilities with two meeting rooms and a further two individual offices.

The suite has been fully refurbished, with new carpets, modern LED panel lighting, A/C, secure fob entry access and one of the best parking ratios in Luton with 20 allocated spaces.



## Accommodation

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

Accommodation	Sq Ft	Sq M
<b>Total</b>	<b>4,073</b>	<b>378.39</b>

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

## Terms

To Let: £40,540 per annum  
Service Charge: £7.84 psf  
VAT: Applicable

## Business Rates

Rateable value: £28,000  
The current multiplier for 2023/24 49.9p payable  
Interested parties are advised to contact the relevant local authority

## EPC

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## Viewings

For further details please contact;  
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