

TO LET

1,287 Sq Ft (119.56 Sq M)

- Self-contained office suite
- Luton Town Centre
- Within walking distance of Luton's mainline train station
- Passenger lift
- Local staff amenities



Suite 6 Regency House

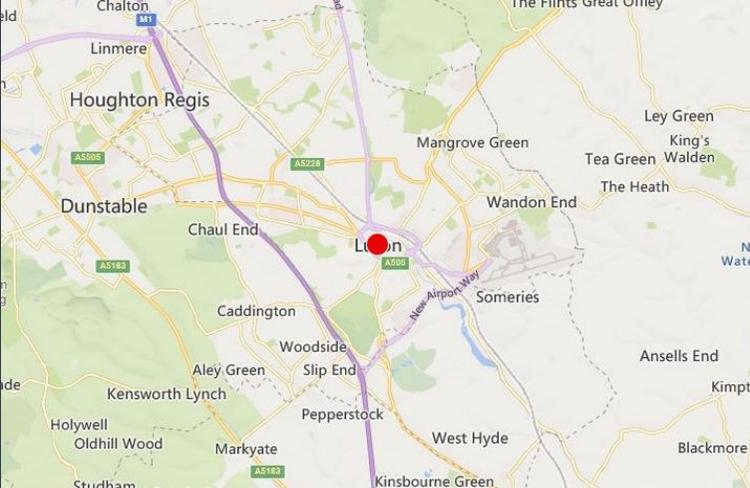
85 - 87 George Street, Luton, LU1 2AT

 **KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

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

 what3words

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 Google Maps

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DESCRIPTION

- Comprising a third floor self-contained office suite
- The suite benefits from both open plan and partitioned office accommodation, suspended ceilings with inset cat 2 lighting, wall mounted radiators, W/C's and kitchen facilities
- The suite also benefits from Highstreet access and an all access passenger lift

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £10,500. VAT is not payable.

ACCOMMODATION (Net Internal Area*)

Third floor office suite	119.56 SQ M	1,287 SQ FT
Total	119.56 SQ M	1,287 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £10,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £8,334.96 per annum.

CONTACT:

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