

# TO LET

1,237 Sq Ft (114.92 Sq M)

- Second floor office suite
- Good access links to A5, A6 and the M1
- All inclusive rent and service charge
- Air conditioning
- DDA compliant lift and 5 allocated secure car parking spaces



## Second Floor Suite 107 Plaza 668

668 Hitchin Road, Luton, LU2 7XH

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated in Plaza 668 within the popular Stopsley Village area of north east Luton
- Direct access to the A505
- Junction 10 of the M1 Motorway within 6 miles
- Luton Airport and Airport Parkway train station within 3.1 miles respectively

 what3words

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 Google Maps

Click here



## DESCRIPTION

- Comprising an open plan second floor suite situated within a three storey purpose built office building
- The suite benefits from suspended ceilings with inset cat 2 lighting, perimeter trunking with cat 5 data cabling, GCH wall mounted radiators, and air conditioning
- The suite also benefits from an all access DDA compliant passenger lift, shared kitchen facilities, and 5 allocated car parking spaces

## TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £12,310. VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

Second floor office	114.92 SQ M	1,237 SQ FT
<b>Total</b>	<b>114.92 SQ M</b>	<b>1,237 SQ FT</b>

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

EPC: C-74

**Business Rates:** The rateable value is £12,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance inclusive of heating and electricity. This is currently £17,063 per annum.

## CONTACT:



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