

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



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

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Google Maps
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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
Total	114.92 SQ M	1,237 SQ FT

*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

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.

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