

# TO LET

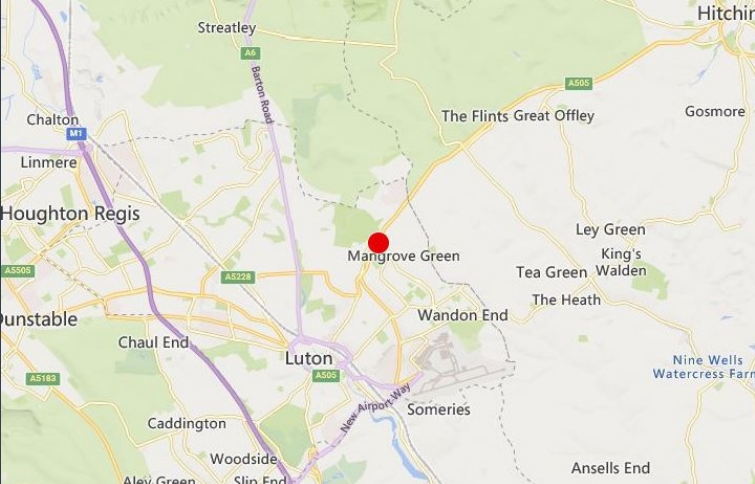
4,073 Sq Ft (378.38 Sq M)

- Entire floor plate office suite
- Recently Refurbished (Air conditioning to be provided)
- Manned reception with 24/7 secure access
- 20 allocated car parking spaces with a ratio of 1:204 sq. ft
- Ultrafast broadband (FTTP)



## Fifth Floor Jansel House

Hitchin Road, Luton, LU2 7XH



## LOCATION

- Situated in Jansel Business Centre 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
- Plentiful staff amenities nearby including but not limited to Greggs, Co-op, Tesco, Costa, Simmons, Shell fuel garage, and inspire Sports Village

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Google Maps

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## DESCRIPTION

- Comprising an entire fifth floor predominantly open plan office with two partitioned meeting/board rooms, private offices, and a kitchen/dining area
- The office has been refurbished with new carpeting and inset LED panel lighting and benefits from staffed reception, 24/7 secure fob entry access and extensive glazing to the front and rear elevations providing excellent levels of natural light.
- The office further benefits from a DDA compliant passenger lift and 20 allocated car parking spaces giving an excellent ratio of 1:204 sq. ft

## TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £40,540. VAT is payable.



## ACCOMMODATION (Net Internal Area\*)

Total	378.38 SQ M	4,073 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-91

**Business Rates:** The rateable value is £35,250. 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. This is currently £8.07 per sq. ft per annum.

## CONTACT:



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