

# TO LET

- Refurbished office suites
- Short and long term lease options available
- Allocated car parking
- DDA compliant all access passenger lift
- Ultrafast (FTTP) broadband



## Jansel Business Centre

Hitchin Road, Luton, LU2 7XH





## LOCATION

- Situated in Jansel House 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 respectively
- 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 individual refurbished office suites.
- The suites benefit from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators. Some suites have air conditioning.
- The suites also benefit from an all access DDA compliant passenger lift, shared kitchen facilities, allocated car parking spaces, manned reception (during business hours), and 24/7 fob access.

## TERMS

Available on flexible and fixed terms at an inclusive rent (save for business rates and comms) of:

Suite 1B - £955 PCM  
Suite 303 - £430 PCM  
Suite 311 - £1,460 PCM  
Suite 412 - £430 PCM

VAT is payable



## ACCOMMODATION

First floor Suite 1B	46.26 SQ M	498 SQ FT
Third floor Suite 311	70.51 SQ M	759 SQ FT
Third Floor Suite 303	20.44 SQ M	220 SQ FT
Fourth Floor Suite 412	20.62 SQ M	222 SQ FT

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

EPC: TBC

Business Rates: Available on request

## CONTACT:



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