

TO LET

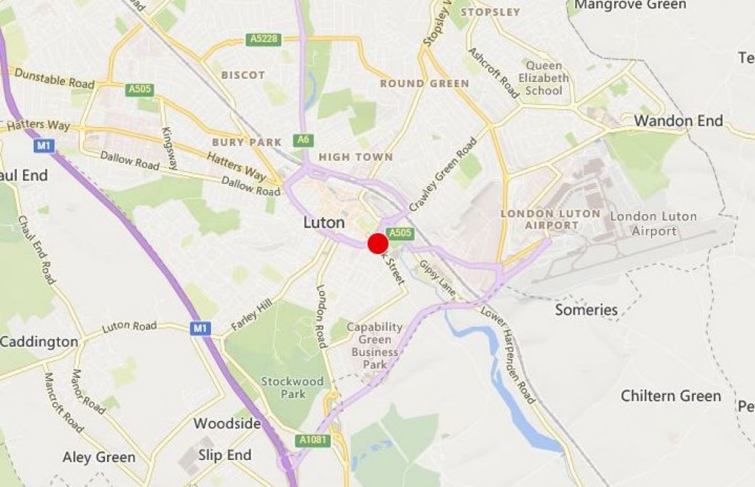
1,222 Sq Ft (113.52 Sq M)

- First Floor Office Suite
- Town centre location
- Allocated Parking
- Meeting and board rooms
- Kitchen and WC facilities



Suite 6 The Town House

3 Park Terrace, Park Street, Luton, LU1 3HN



LOCATION

- Situated on Park Street, one of the main roads into the heart of Luton Town Centre.
- Local road links include A505 leading to A6 within 0.1 miles and M1 J10 within 1.5 miles respectively.
- London Luton Airport within 1.4 miles.
- Convenient access to excellent local and national public transport links including Luton's mainline station which is within walking distance offering access to London in 30 minutes as well as The North.
- Close proximity to a wide range of staff amenities and eateries within the town including The Point shopping centre.

/// what3words

///pepper.tiger.soup

Google Maps

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DESCRIPTION

- First floor office accommodation comprising of small reception area, open plan office as well as individual cellular office spaces/meetings rooms.
- The space benefits from gas central heating, communal kitchen & W/C facilities, skirting trunking, entry phone system and allocated parking.

TERMS

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £17,500 per annum exclusive.

VAT is applicable.

ACCOMMODATION

Total	113.52 SQ M	1,222 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of C (71)

Business Rates: The rateable value is £16,500. 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 £5.16 psf.

CONTACT:

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