

# TO LET

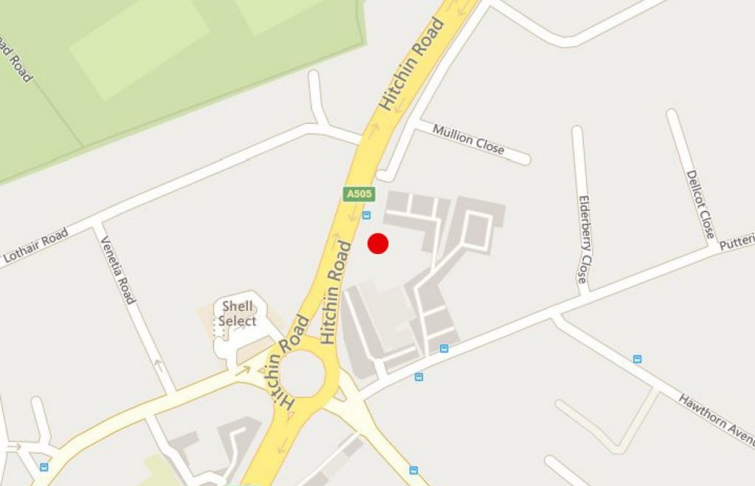
371 Sq Ft (34.47 Sq M)

- Newly refurbished office suite
- Short and long term lease options available
- Allocated car parking
- DDA compliant all access passenger lift
- 24/7 fob access



## Suite 105C Plaza 668

668 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

 what3words

///caged.bricks.glow

 Google Maps

Click here



## DESCRIPTION

- Comprising a newly refurbished office suite. The suite benefits from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators.
- The suite also benefits from an all access DDA compliant passenger lift, shared kitchen facilities, allocated car parking spaces, and 24/7 fob access.

## TERMS

Available on flexible and fixed terms to be agreed at an inclusive rent (save for business rates and comms) of £760 PCM.

VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

|              |                   |                  |
|--------------|-------------------|------------------|
| <b>Total</b> | <b>34.47 SQ M</b> | <b>371 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 £4,650. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

 **CHRIS RICHARDS**  
[07983 775684](mailto:07983775684) [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

 **HANNAH NIVEN**  
[07425244396](mailto:07425244396) [hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)