

# TO LET

2,026 Sq Ft (188.22 Sq M)

- › Self contained first floor office unit
- › Prominently positioned in Luton Town Centre
- › Undergoing refurbishment
- › Private street level access
- › Suitable for a variety of uses within Use Class E

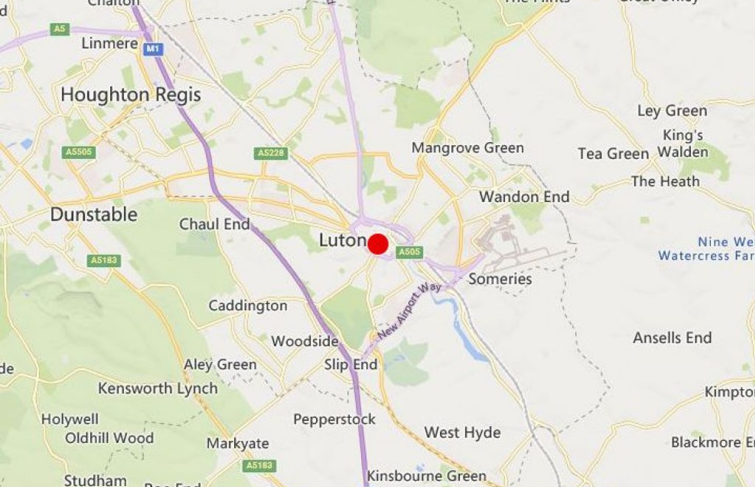


## First Floor

2-4 George Street, Luton, LU1 2AX

Contact: Chris Richards or Hannah Niven  
Tel: 01582 738866  
[eddisons.com](http://eddisons.com)





## Location

- Prominently situated within the pedestrianised area of Upper George Street, a short walk from the Town Hall, and adjacent to one of the entrances to The Point.
- The property has 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
- Local road links include A505 leading to A6 (0.1 miles) and M1 J10 (1.5 miles).
- Nearby operators include Sports Direct, NatWest, Subway, and McDonalds.

 what3words

///takes.tiny.dirt

 Google Maps

Click here

## Description

- Comprising a first floor self contained unit prominently positioned in the heart of Luton's Town Centre.
- The premises is undergoing refurbishment ready for tenant fit out.
- The property benefits from street level access within high footfall area, extensive glazing allowing for high levels of natural light, open plan floor plate, W/Cs, and a changing room.
- The property is suitable for a number of uses within Use Class E including but not limited to healthcare, professional/financial services, and sport/recreation.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £20,250 per annum exclusive

## Accommodation

<b>Total</b>	<b>188.22 SQ M</b>	<b>2,026 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: D-89**

**Business Rates:** The rateable value is £25,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

**CHRIS RICHARDS**

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