

# TO LET

366 Sq Ft (34 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

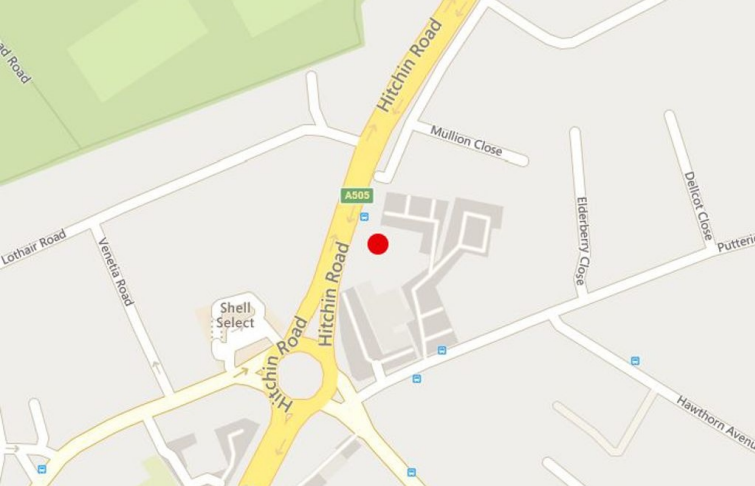


## Suite 105A Plaza 668

668 Hitchin Road, Luton, LU2 7XH

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





## 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](https://www.what3words.com/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 £750 PCM.

VAT is payable.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>34 SQ M</b>	<b>366 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-74

**Business Rates:** The rateable value is £4,550. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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