

TO LET

617 Sq Ft (57.32 Sq M)

- › Character Town Centre offices
- › Comprehensively refurbished Grade II listed Heritage building
- › All inclusive rent
- › Option to lease in part or as a whole
- › Suitable for a variety of uses within Use Class E



Hat Works

47 Guildford Street, Luton, LU1 2NQ

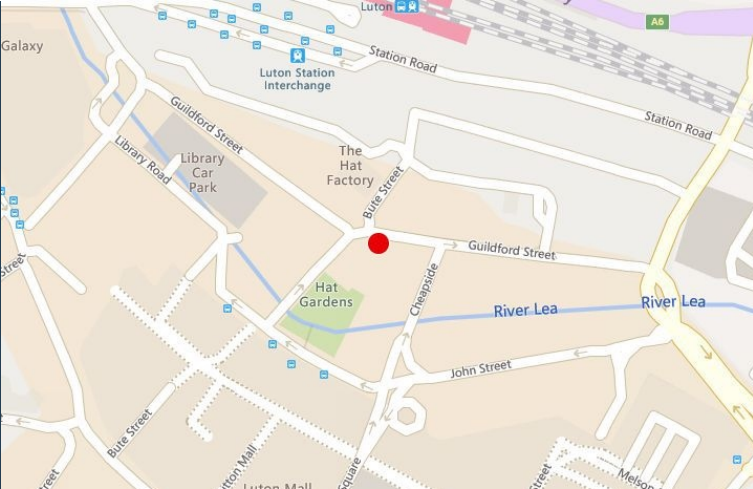
Contact: Chris Richards or Hannah Niven

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Location

- Located within the Hat District at the heart of Luton's cultural quarter
- The property has access to excellent public transport links with Luton's mainline station directly opposite offering access to London in 22 minutes as well as the North and the Midlands
- Silver Street Bus Station offers a local service which is conveniently situated behind the property
- Local road links include A6 (0.3 miles) and M1 J10 (2 miles)

 what3words

///woods.trap.dinner

 Google Maps

Click here

Description

- Branded the oldest hat factory in Luton, Hat Works comprises a three-storey Grade II Listed building which has been comprehensively refurbished and reconfigured into offices/creative workspaces
- The first and second floors are made up of 5 individual suites which benefit from a full access DDA compliant passenger lift, surface mounted LED lighting, perimeter wall mounted sockets with inset data, and excellent natural light
- Occupiers also benefit from a manned reception and communal break out area with kitchen facilities situated on the ground floor

Terms

Available by way of a new IRI lease for a term to be agreed at an all inclusive rent of £30 psf. VAT is not payable.

Accommodation (Net Internal Area*)

Second floor suite 4	57.32 SQ M	617 SQ FT
Total	57.32 SQ M	617 SQ FT

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

EPC: C-60

Business Rates: Available upon request

Contact:

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