

TO LET

205 – 1,440 Sq Ft
(19.04 – 133.78 Sq M)

- Refurbished office suites
- Flexible lease options available
- Allocated car parking
- DDA compliant all access passenger lift
- Ultrafast (FTTP) broadband

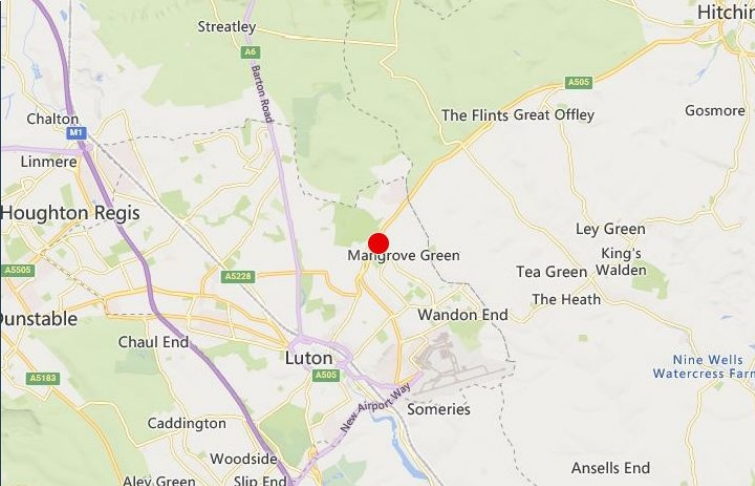


Jansel Business Centre

Hitchin Road, Luton, LU2 7XH

Contact: Chris Richards or Hannah Niven
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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

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 Google Maps

[Click here](#)

Description

- Comprising individual refurbished office suites.
- The suites benefit from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators. Some suites have air conditioning.
- The suites also benefit from an all access DDA compliant passenger lift, shared kitchen facilities, allocated car parking spaces, manned reception (during business hours), and 24/7 fob access.

Terms

Available on flexible and fixed terms at an inclusive rent (save for business rates and comms) of:

3rd Floor Suite 306 (2 persons) – £400 PCM
 3rd Floor Suite 307 (2-3 persons) – £475 PCM
 3rd Floor Suite 311 (8-10 persons) – £1,560 PCM
 4th Floor Suite 402 (2-3 persons) – £430 PCM

VAT is payable

Accommodation (Net Internal Area*)

Third Floor Suite 306	19.04 SQ M	205 SQ FT
Third Floor Suite 307	23.22 SQ M	250 SQ FT
Third floor Suite 311	70.51 SQ M	759 SQ FT
Fourth Floor Suite 402	21 SQ M	226 SQ FT
Total	133.78 SQ M	1,440 SQ FT

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

EPC: B –1st Floor
 D –3rd Floor
 C – 4th Floor

Business Rates: Available on request

Contact:

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