

TO LET - OFFICE



Suite 6 Regency House, 85 - 87 George Street, Luton LU1 2AT

1,287 SqFt (119.56 SqM)

£10,500 per annum

Town Centre Office Suite

- Central location
- Conventional & flexible lease options
- 0.3 miles from Mainline Train Station
- Competitive Rent

Location

Located in the heart of the Luton town centre opposite the Town Hall. Opposite 'The Mall' shopping centre. Good access to the M1 (junction 10 & 11), A5 & A6. Luton's mainline train station is within walking distance. London Luton Airport is within 4 miles.

Description

Office suite located in the heart of the Luton town centre opposite the Town Hall. Opposite 'The Mall' shopping centre. Good access to the M1 (junction 10 & 11), A5 & A6. Luton's mainline train station is within walking distance. London Luton Airport is within 4 miles. Prominent 4 storey town centre building. The office suite is situated on the 2nd floor of the building. Provides a separate office areas connected in the centre access corridor which includes and kitchen & WC facilities. The suite is serviced by a passenger lift (Non DDA compliant) Available on 6 to 12 month licence or conventional long term lease.



Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
Total Area	1,287	119.56

Areas quoted are approximate and should not be held as 100% accurate.

TENURE

To Let: £10,500 per annum
VAT: Not applicable
Service Charge: £5,842.73 per annum

VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

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Further Information

Viewing strictly by appointment:

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