

## Serviced Office Accommodation

TO LET

Unit B2, Bramingham Business Park, Enterprise Way, Luton, Bedfordshire, LU3 4BU



### LOCATION

Unit B2 is located at the Bramingham Business Park on Enterprise Way, which is a predominantly commercial area favoured by local and national businesses, to the north of Luton. The premises have easy access to arterial routes such as the A6 (to Bedford) and M1 (J11)/J11A).

### DESCRIPTION

The property is well appointed with office suites benefiting from:

- 24/7 access.
- Suspended ceiling.
- CAT II lighting.
- Wall mounted air conditioning and heating units.
- Skirting trunking.
- Communal kitchenette.
- Communal reception.
- Refurbished meeting room.
- Parking provisions.

### TERMS

Rents are inclusive of utility bills, common area cleaning and maintenance. Tenants will be responsible for their own comms costs (phones and internet) and Business Rates if applicable.

| Room                 | SqFt | M <sup>2</sup> | Rent    |
|----------------------|------|----------------|---------|
| Ground Floor Room 10 | 126  | 11.71          | £3,785  |
| Ground Floor Room 12 | 703  | 65.31          | £21,000 |

### RATEABLE VALUE

Not applicable.

## LEGAL COSTS

Each party to bear their own legal and professional costs.

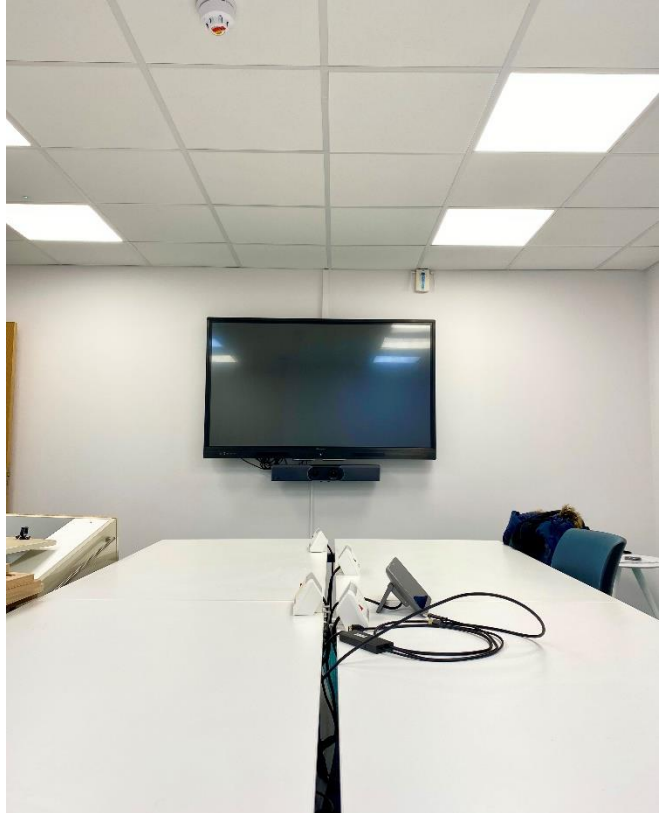
## VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate.

## VIEWING

For further information or an appointment to view, please contact general letting agency S.R. Wood & Son.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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