

UNIT B2, BRAMINGHAM BUSINESS PARK, ENTERPRISE WAY, LUTON, BEDFORDSHIRE, LU3 4BU



TO LET

FROM £5,350 pax

FROM 178.22 SQFT (16.55 M²)

[YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

DESCRIPTION

Within Unit B2, Bramingham Business Park are various ground floor serviced office rooms which are available to let on an inclusive basis. The property is well appointed with office suites benefiting:

- Suspended ceiling tiles.
- CAT II lighting.
- Wall mounted air conditioning/heating units.
- Skirting trunking.
- Parking provisions.
- Communal kitchenette and reception.
- Recently refurbished meeting room, free to office occupiers via a booking app.
- 24 x 7 access.

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, A505 and M1, Junction 11.

TERMS

Rents are inclusive of utility bills such as electric, water and heating, common area cleaning, building insurance and maintenance, but not comms (phone and internet). If applicable occupiers are to pay for their own Business Rates.

Room 7 – 178.47 sq ft (16.58 sq m) – £5,355 per annum – Let
Room 9 – 323.76 sq ft (30.07 sq m) – £9,700 per annum – Let
Room 10 – 126.15 sq ft (11.72 sq m) – £3,785 per annum – Let
Room 12 – 702.67 sq ft (65.35 sq m) – £21,000 per annum (private w/c and kitchen)
Room X – 291.81 sq ft (27.11 sq m) – £10,250 per annum – To be refurbished
First Floor Suite 14 – 178.22 sq ft (16.55 sq m) – £5,350 per annum – Available

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

Not applicable.

VAT

V.A.T. will apply to the rental.

VIEWING

For further information or an appointment to view, kindly contact general letting agents S. R. Wood & Son Ltd.

01582 401 221

Click the icons below to be redirected to the website or relevant social media page



Tel: 01582 401 221 **Email:** s.w@srwood.co.uk **Website:** www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | **Registered in England:** 2780388 | **VAT No:** 354 130 682

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