

# CHRISTCHURCH HOUSE

S.R. Wood & Son Ltd

## Contemporary Office TO LET

Christchurch House, 40 Upper George Street, Luton, Bedfordshire, LU1 2RS





## **KEY FEATURES:**

- Comprehensively refurbished
- Town centre location.
- Prominently positioned.
- Allocated secure parking
- Distinctive property.
- Internal courtyard for communal use.
- Kitchenette / breakout area.

## **ACCOMMODATION:**

- **1,000 SqFt (92.90 m<sup>2</sup>)**
- **2,000 SqFt (185.80 m<sup>2</sup>)**
- **3,533 SqFt (328.22 m<sup>2</sup>)**

## **VIDEO-TOUR:**

A comprehensive video-tour of this property is available to watch. Please [click here](#) to view it.

## LOCATION:

Christchurch House is located within Luton town centre, on Upper George Street. Given its town centre location, there are local amenities nearby and the area is favoured by both national and local businesses.

The property is prominently positioned and can be seen from Luton's inner ring road (A505).

Nearby arterial routes consist of the above-mentioned A505, M1 (Junction 10) and the A6 between Luton and Bedford.

Also within short driving distance is London Luton Airport, Luton & Dunstable Hospital and Bedfordshire University.

## DESCRIPTION:

Having undergone a comprehensive refurbishment, the ground floor office suite is now contemporary in design.

The property falls under Use Class E, therefore lending itself to a variety of potential uses, not just limited to office.

Furthermore, the property benefits from the following:

- On-site carparking in a private carpark (7 spaces).
- Additional parking available nearby by way of a separate licence.
- Reception hall.
- Private garden / courtyard for communal use.
- Communal kitchenette / breakout area.
- Communal toilet facilities.
- LED lighting.
- Floor trunking.
- Radiator heating.

The suite can be divided into smaller suites to accommodate and occupier's requirement (circa 1,000 +).





## **TERMS:**

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The suite is available upon flexible terms and occupation can be granted to prospective tenants at very short notice.

The suite could be divided into smaller suites of circa 1,000 SqFt plus to accommodate and occupier's requirement (prices in this regard upon application).

The service charge is inclusive of the tenant's gas and common area electricity. The tenant is liable for the electric within their office suite which is billed monthly based upon floor area. In addition, the tenant is liable for their comms and Business Rates.

<b>Rent PA</b>	£35,150
<b>Service Charge PA</b>	£38,376
<b>Insurance PA</b>	£845
<b>Total PA</b>	<b>= £74,371</b>

## **LEGAL COSTS:**

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Each party are to bear their own costs.

## **VAT:**

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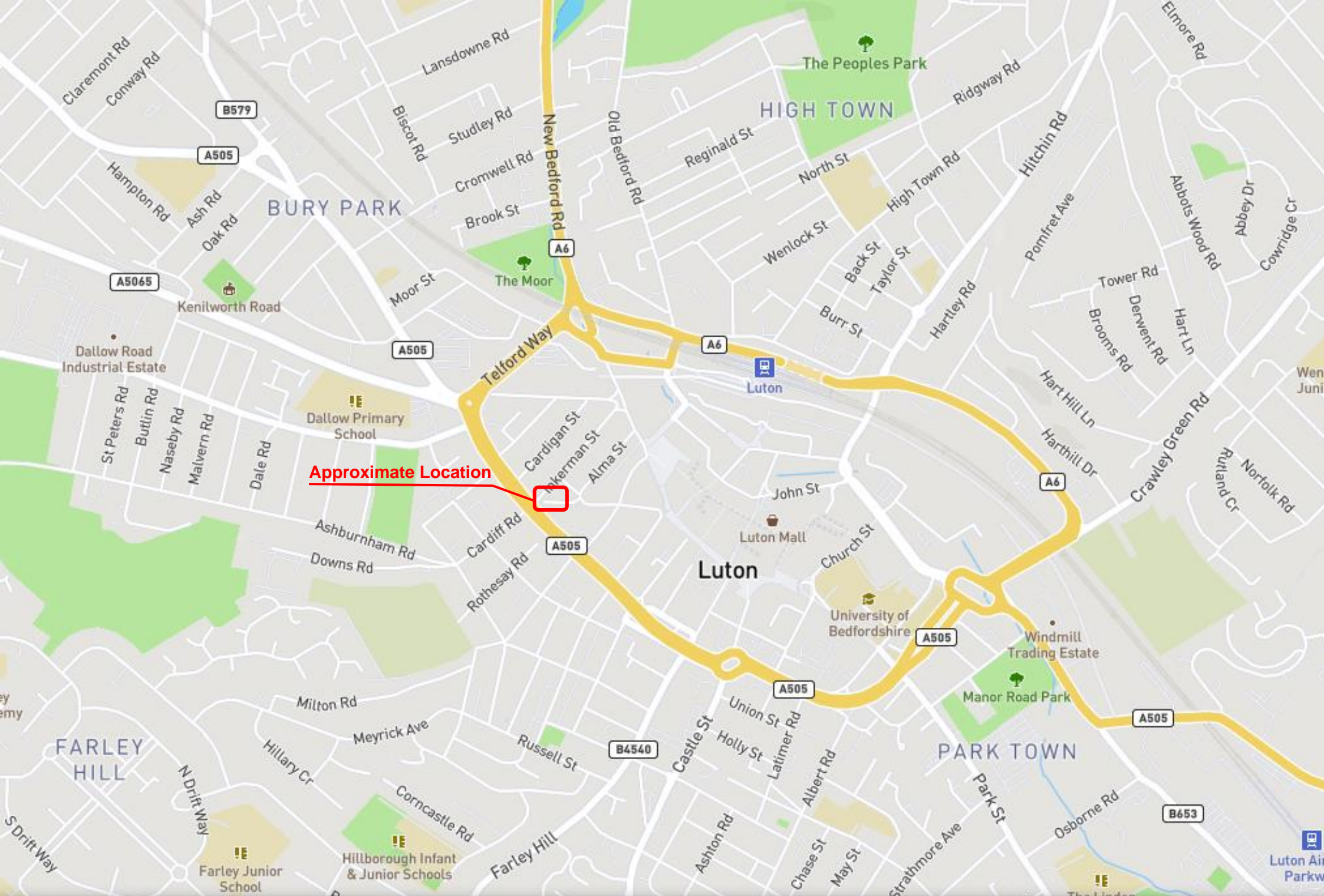
Plus VAT at the appropriate rate.

## **RATEABLE VALUE:**

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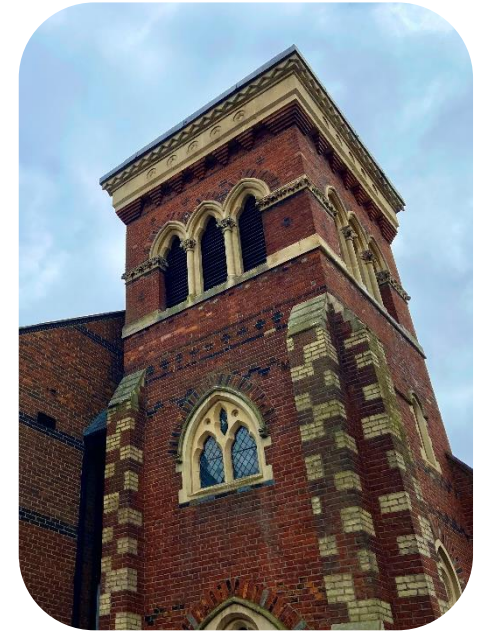
The Rateable Value for this suite is £36,250. Please note that this is not Rates payable.

Further information is available at: [www.tax.service.gov.uk](http://www.tax.service.gov.uk)



Approximate Location





## **VIEWING:**

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