

CRYSTAL HOUSE

Office Premises TO LET

Crystal House, New Bedford Road, Luton, Bedfordshire, LU1 1HS

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk





KEY FEATURES:

- Competitive all-inclusive rents
- Various suites available
- Town centre location
- On-site parking
- Additional public parking adjacent

ACCOMMODATION:

Office suites of various sizes (see Availability Schedule)

LOCATION:

Crystal House is located within Luton town centre, on New Bedford Road. Given its town centre location, there are various local amenities nearby and the area is favoured by both national, regional 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.

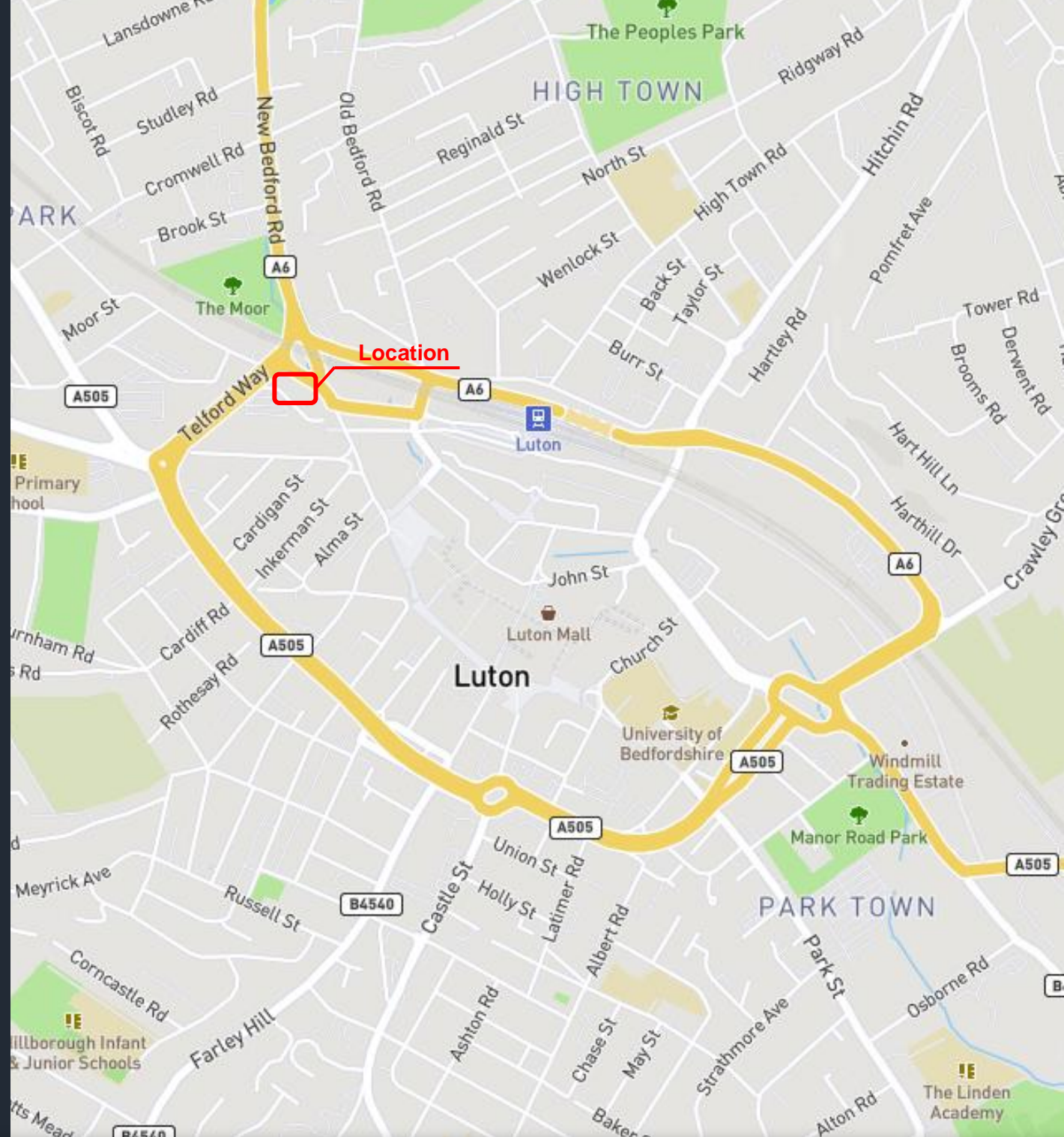
Also within short driving distance is London Luton Airport, Luton & Dunstable Hospital and Bedfordshire University.

DESCRIPTION:

The property provides office accommodation upon first and second floor, with suites ranging in size.

Furthermore, the property benefits from the following:

- Communal kitchen upon each floor.
- W/C facilities upon each floor.
- Intercom facility within each office suite.
- Secure carparking to the rear.
- Additional public carparking adjacent to the property.





TERMS:

The vacant suites are available individually or combined, upon 6 or 12 month licence agreements.

The advertised rents are inclusive of the service charge, building insurance and all utilities, but not comms or business rates. That said, due to their size, most suites fall under the threshold where business rates become payable.

Please refer to the attached availability schedule for a breakdown of costs.

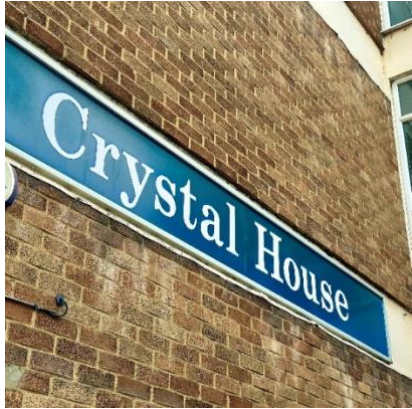
LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate.

GALLERY:



AVAILABILITY SCHEDULE:

Suite	Status	Size	Rent Inclusive of service charge, building insurance and utilities (except for comms)	Rateable Value	Car Spaces
1 st Floor, Suite 108	Available	671 SqFt (62.34 m ²)	£1,340 pcm	£8,200	1
1 st Floor Suite 114	Available	615 SqFt (57.13 m ²)	£1,230 pcm	£7,500	1
2 nd Floor Suite 1	Available	664 SqFt (61.69 m ²)	£1,325 pcm	£6,100	1
2 nd Floor Suite 2	Available	341 SqFt (31.68 m ²)	£690 pcm	£3,050	1
2 nd Floor Suite 3B	Available	300 SqFt (27.87 m ²)	£605 pcm	£2,850	1
2 nd Floor Suite 6	Available	411 SqFt (38.12 m ²)	£830 pcm	£3,325	1



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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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