

## Serviced Offices

AA Business Centre, 326 Dunstable Road, Luton, LU4 8JS

## TO LET

203-295 SqFt (18.88027.44 m<sup>2</sup>)



### LOCATION

The property is prominently positioned on Dunstable Road, in the Bury Park suburb of Luton.

### DESCRIPTION

The first floor offices have been refurbished and sub-divided into 14 rooms ranging from 203 sqft to 295 sqft plus separate male and female W/Cs and a communal kitchenette. The partitions could be removed to create larger open plan areas to meet a tenant's requirement.

The suites are available individually or combined and benefit from new décor, carpet, suspended ceiling, LED lighting, double glazing and window blinds.

There is 24 hour access/365 days.

### TERMS

The rooms are available upon a new Licence Agreement for a term to be agreed. The rent is paid monthly in advance plus a deposit equal to one month's rental. There is a setup fee of £250.00 +V.A.T.

Please note, as with all serviced office centres, there is a fairly regular turnover of tenants. If there is not a suite available today to suit you, we can place you upon a waiting list.

## 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, if applicable.

## VIEWING

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

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



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