

34 George Street, Luton, Bedfordshire, LU1 2AZ



Town Centre Office TO LET: £23,000 - £54,000 Per Annum Exclusive **2,397 – 5,538 sqft (223 - 514 m²)**

VIDEO-TOUR

Please [click here](#) to watch a comprehensive video-tour of the property.

LOCATION

The premises are located at first and second floor level off George St and are adjacent to one of The Mall's entrances. The town centre location provides various amenities including eateries, cafes, retail outlets, banks, etc. Within proximity are a healthy mixture of local, regional and national businesses.

DESCRIPTION

The premises are accessed off George Street and are arranged over first and second floor. A central stairwell allows the premises to be let on a floor-by-floor basis or as a whole.

First Floor:

- 2,397 sqft (222.68m²)
- Staff room with kitchenette.
- Twin WC.
- Predominantly open plan.
- Meeting rooms.
- Storeroom.
- Server room.

Second Floor:

- 3,141 sqft (513.99m²)
- Staff room with kitchenette.
- Predominantly open plan.
- Meeting rooms.
- Storeroom.
- Board room.

TERMS

The premises are available upon a new internal repairing and insuring (IRI) lease, for a term to be agreed.

Premises	Rent	Service Charge (approx.)
Whole	£54,000 per annum exclusive	£8,999 per annum
First Floor	£23,000 per annum exclusive	£4,797 per annum
Second Floor	£31,000 per annum exclusive	£4,202 per annum

Parking within The Mall carpark is available upon request by way of separate licence (at a reduced rate for tenants).

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £43,500 (please note this is not the rates payable). Further information is available at www.tax.service.gov.uk

VAT

Plus VAT at the appropriate rate.

VIEWING

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

www.srwood.co.uk | 01582 401 221



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