

Raglan House, 28-34 Alma Street, Luton, Bedfordshire, LU1 2PL



TO LET: Town Centre Office with Parking **1,350 sqft (125.42 m²)**

LOCATION

Raglan House has a prominent position on Alma Street in Luton town centre, close to St George's Square. Within proximity are all of Luton's town centre amenities, including (but not limited to): The Mall, Luton Mainline Train Station, various eateries and cafes, banking, Town Hall, etc.

DESCRIPTION

The purpose-built office property is arranged over four floors and benefits from a passenger lift and allocated parking.

TERMS

Suite 2 upon the second floor is undergoing refurbishment and available To Let for a term to be agreed as follows:

Size:	Rent PA:	Service Charge PA:	Insurance PA:	Total PA:	Rateable Value:	Parking:
1,350 SqFt (125.42 m ²)	£13,435	£5,448	£887	£19,770	£16,750	2

LEGAL COSTS

Each party to bear their own legal costs incurred.

VAT

Plus VAT at the appropriate rate.

VIEWING

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

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