

# TO LET – FIRST FLOOR OFFICE SUITES



Suites 101 102 and 103  
Christchurch House  
40 Upper George Street  
Luton,  
LU1 2RS

**Leasehold: £12.50 per sq ft**

- Private car park
- Air conditioning/heating
- Intercom
- W/C and Kitchenette facilities

## Location

The property is within Luton town centre.

Located on Upper George Street near Luton's main town centre dual carriageway.

Luton's mainline railway station is within walking distance providing access to Central London within 40 minutes.

## Description

Christchurch House is a converted former chapel providing a variety of office suites in the town centre.

The accommodation comprises three suites which come with allocated parking

## Terms

### To Let

**Suite 101:** £3,500 per annum

**Suite 102:** £5,775 per annum

**Suite 103:** £5,600 per annum

VAT: Applicable

**Service charge:** Applicable

## EPC

D (85)

## Accommodation

The office suites are on the first floor with access to a kitchen, breakout area and WC facilities with allocated parking.

The suites can be accessed via the lift or stairs.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
<b>Suite 101 – First floor</b>	280	26.01
<b>Suite 102 – First floor</b>	462	42.92
<b>Suite 103 – First floor</b>	448	41.62

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Rateable value:

**101:** £3,140

**102:** £4,700

**103:** £4,400

The current multiplier for 2020/21 is 49.9p payable  
Interested parties are advised to contact the relevant local authority

## Viewings

For further details please contact;

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For illustrative purposes



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