

TO LET - OFFICE



4a Regency House, 85-87 George Street, Luton LU1 2AT

787 SqFt (73.11 SqM)

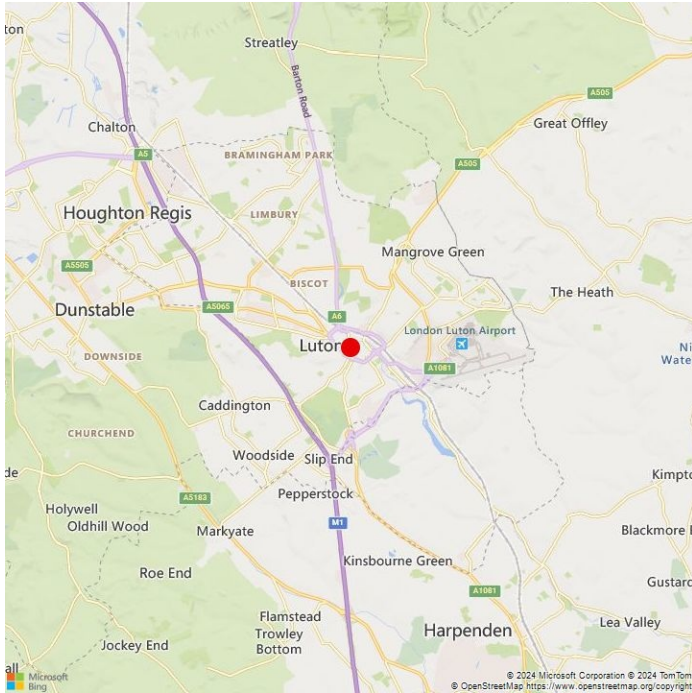
£7,000 per annum

- Located in heart of the Luton Town Centre
- 0.3 miles from Luton train station
- Refurbished space
- Competitive rent

Location

Located in the heart of the Luton town centre opposite the Town Hall & 'The Mall' shopping centre.

Good access to the M1 (junction 10 & 11), A5 & A6. Luton's mainline train station is within walking distance. London Luton Airport is within 4 miles.



Description

Refurbished office suite located in the heart of the Luton town centre opposite the Town Hall. Opposite 'The Mall' shopping centre. Good access to the M1 (junction 10 & 11), A5 & A6. Luton's mainline train station is within walking distance. London Luton Airport is within 4 miles. Prominent 4 storey town centre building. The office suite is situated on the 2nd floor of the building. Provides a separate office areas connected in the centre access corridor which includes and kitchen & WC facilities. The suite is serviced by a passenger lift (Non DDA compliant)

The property also benefits from: Double glazing, kitchenette, seperate WCs, suspended ceilings with recessed lighting and electric heating.



Accommodation

Suite 4a: 787 sq ft (73.11 sq m)

Floor Area ()

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

Accommodation	sq ft	sq m
Total Area	787	73.11

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

TENURE

Rent: £7,000
Service Charge: £2,763.33
VAT: Applicable

Business Rates

Rateable value: £7,800
The current multiplier for 2023/24 49.9p payable
Interested parties are advised to contact the relevant local authority

Further Information

Viewing strictly by appointment:

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