

TO LET - OFFICE



Suite 2, Raglan House , 28-44 Alma Street, Luton, LU1 2PL

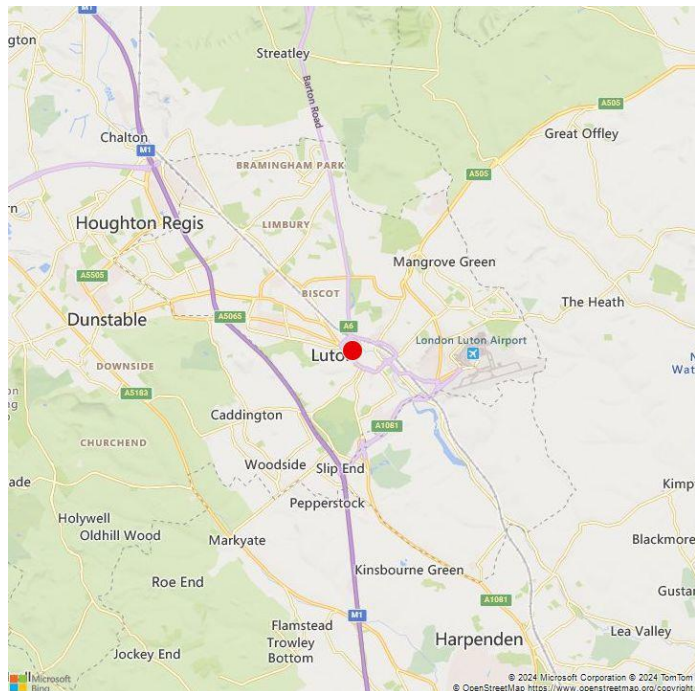
1,350 SqFt (125.42 SqM)

£13,435 per annum

- Centrally located
- Allocated parking
- Under-going refurbishment

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

A purpose built, four-storey office accommodation, centrally located in Luton Town Centre. Suite 2 is located on the second floor and is currently under-going refurbishment. The building provides allocated parking and lift access.

Terms

To Let: £13,435 per annum

Service Charge: £5,448 per annum

Insurance: £887 per annum

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Accommodation

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

Accommodation	Sq Ft	Sq M
Total	1,350	125.42

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

Business Rates

Rateable value: £16,750

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

The property has an EPC rating of: TBC (Previously C rated)

Viewings

For viewings and further information please contact:

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