

TO LET – 2nd FLOOR TOWN CENTRE OFFICE SUITE



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

1,350 Sq. Ft (125.42 Sq. M)

£13,435 Per Annum Exclusive

- Recently refurbished
- Town centre location
- Within walking distance to Luton Mainline Train Station
- Allocated parking
- Excellent local amenities

Location

Prominently positioned 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, and various eateries and cafes.

Description

A purpose built, four-storey office accommodation, centrally located in Luton Town Centre. Suite 2, which is located on the second floor has undergone recent refurbishment and benefits from LED lighting, perimeter trunking with inset CAT 5 data cabling, extensive south-facing glazing allowing for good levels of natural light, kitchenette and ancillary storage cupboard. The suite also benefits from a full access DDA compliant passenger lift and 2 allocated car parking spaces.

Terms

Available to let on a new effective FRI lease for a term to be agreed at a rent of **£13,435 per annum exclusive**.

Service Charge

There is a service charge payable for the provision maintenance and repair of the common parts. The current charge for years 2024/25 is in the order of **£5,488 per annum**.

Further information available upon request.

VAT

We understand the property is elected for VAT and therefore, payable at the appropriate rate where applicable.

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

From enquiries we understand the Rateable value as of 1st April 2023 to be £16,750 giving a rates payable in the order of **£8,400 per annum**.

Interested parties are advised to contact the relevant local authority for further information.

EPC

To be provided

Viewings

For viewings and further information please contact:

Chris Richards

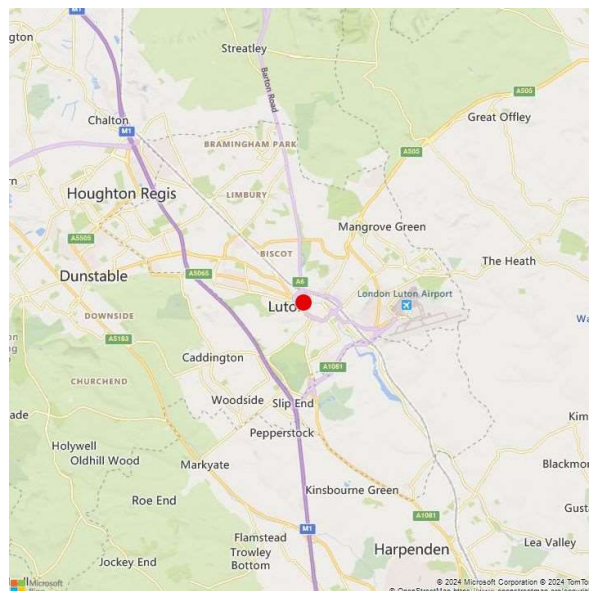
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