

TO LET – CHARACTER TOWN CENTRE OFFICES



First Floor, Hat Works, 47 Guildford Street, Luton, LU1 2NQ

99 - 873 Sq. Ft (9.2 - 81.1 Sq. M)

£1,800 - £15,800 per annum exclusive

- Prominent Town Centre location opposite Luton's Mainline train station
- Comprehensively refurbished character Grade II listed Heritage building
- Suitable for occupiers within the Creative Industries only
- Option to lease in part or as a whole

Location:

Located within the Hat District at the heart of Luton's cultural quarter. The property has access to excellent public transport links with Luton's mainline station directly opposite offering access to London in 22 minutes as well as the North and the Midlands. Silver Street Bus Station offers a local service which is conveniently situated behind the property. Local road links include A6 (0.3 miles) and M1 J10 (2.3 miles).

Description:

Branded the oldest hat factory in Luton, Hat Works comprises a three-storey Grade II Listed building which has been comprehensively refurbished and reconfigured into offices/creative workspaces. The first floor is made up of 3 individual suites and benefits from a full access DDA compliant passenger lift, surface mounted LED lighting, perimeter wall sockets with inset data, kitchenette (Suite 2), and excellent natural light. Occupiers also benefit from a manned reception and communal break out area with kitchen facilities situated on the ground floor.

Terms:

The premises are to be let in part or as a whole on an internal repairing and insuring lease for a term to be agreed.

Service Charge:

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

VAT:

The property is elected for VAT and therefore payable on the lease.

Accommodation:

The property has been measured on a net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

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

Accommodation	Sq. Ft	Sq. M
Suite 1	309	28.7
Suite 2	465	43.2
Suite 3	99	9.2
Total	873	81.1

Business Rates:

TBC

EPC:

C-60

Viewings:

Strictly by appointment. For further details please contact;

Chris Richards

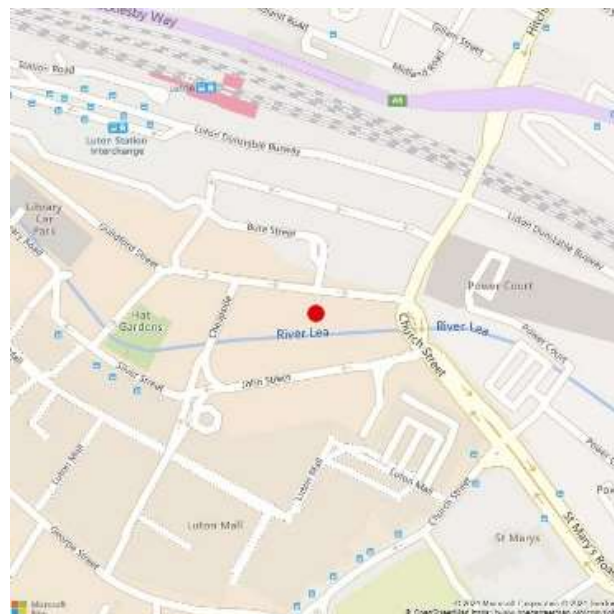
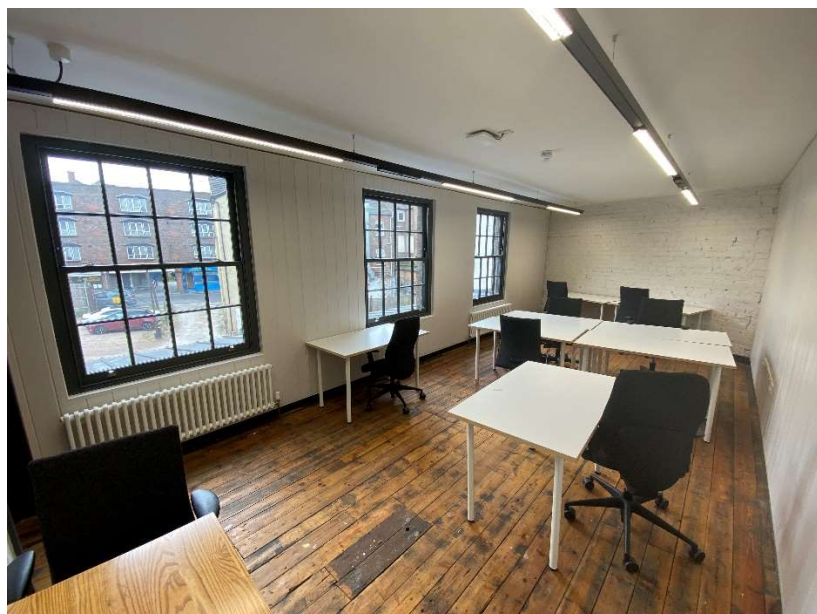
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