

# TO LET



## Suite 107 Plaza 668, Hitchin Road, Luton, LU2 7XH

1,237 Sq. Ft (114.92 Sq. M)    £12,310 Per Annum Exclusive

- Open plan office accommodation
- Passenger lift and shared kitchen facilities
- Air conditioning
- 5 allocated secure car parking spaces
- Good access links to A5, A6 and the M1
- Utility inclusive service charge

## Location

Plaza 668 is prominently located on the A505 Hitchin Road, to the North East of Luton Town Centre, providing good transport links to the A6, A5 and the M1 Motorway. Luton Town Centre is 1.8 miles from the property and Luton Train Station is within 2 miles.

## Description

Comprising an open plan first floor office suite situated within a three storey building. The suite benefits from suspended ceilings with recessed cat 2 lighting, perimeter trunking with cat 5 data cabling, gas central heating to wall mounted rads, air conditioning, and 5 allocated car parking spaces. The suite also benefits from an all access passenger lift and shared kitchen facilities.

## Terms

Available on a new effective FRI lease for a term to be agreed at a rent of **£12,310 per annum**

## Service Charge

This is a contribution towards the external and common part repair and maintenance. The current charge for years 2024/25 is £13.73 per sq. ft\*

**\*Inclusive of electricity and heating**

## VAT

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

## EPC

To be provided

## Accommodation

The property has been measured on 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
<b>Second Floor Office</b>	<b>1,237</b>	<b>114.92</b>

## Business Rates

From enquiries we understand the rateable value as of 1<sup>st</sup> April 2023 to be £12,500 giving a rates payable in the order of **£6,237 per annum**.

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

## Viewings

Strictly by appointment. For further details please contact;

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