

TO LET – SELF-CONTAINED TOWN CENTRE OFFICE



FF & SF, 23A George Street, Luton, Bedfordshire, LU1 2AF

731 Sq. Ft (69.89 Sq. M)

£12,000 Per Annum Exclusive

- Prominent Town Centre Location Close to Luton's Mainline Train Station
- Recently Refurbished
- Self-contained Office Building
- Suitable For a Variety of Uses Within Use Class E
- Eligible for Small Business Rates Relief

Location:

Situated within the pedestrianised area of Upper George Street, a short walk from the Town Hall, and opposite one of the entrance to The Point. In the vicinity are a mixture of convenient staff amenities including a number of cafe's, McDonalds, Subway, Specsavers, Primark, and NatWest. The property has access to excellent local and national public transport links including Luton's mainline station which is within walking distance offering access to London in 22 minutes as well as the North and the Midlands. Local road links include A505 leading to A6 (0.1 miles) and M1 J10 (1.7 miles).

Description:

Comprising recently refurbished self-contained town centre office building over first and second floors. The first floor is made up of a reception/office area with kitchen and W/C facilities. The second floor comprises two further office rooms.

Terms:

The premises are to be let on a new internal repairing and insuring lease for a term to be agreed at a rental of **£12,000 per annum exclusive**.

VAT:

The property is not elected for VAT and therefore, not payable on the lease.

EPC:

TBC

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
First Floor	223	20.72
Second Floor	420	39.01
Kitchen	88	8.16
Total	731	69.89

Business Rates:

From enquiries we understand that for the current year the rateable value is £6,800 per annum with rates payable in the order of **£3,393** per annum.

Viewings:

Strictly by appointment. For further details please contact;

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