

## TO LET – 3<sup>rd</sup> FLOOR TOWN CENTRE OFFICE SUITE



**3<sup>rd</sup> Floor, Raglan House, 28-44 Alma Street, Luton, LU1 2PL**

**2,775 Sq. Ft (257.80 Sq. M)**

**£27,610 Per Annum Exclusive**

- Town Centre Location
- Air Conditioning
- Within Walking Distance To Luton Mainline Train Station
- Allocated Secure 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. The third floor suite benefits from LED lighting, perimeter trunking with inset CAT 5 data cabling, raised floors with inset power/data boxes, kitchenette, and air-conditioning. The suite also benefits from a full access DDA compliant passenger lift and 3 allocated car parking spaces.

## Terms

Available to let on a new effective FRI lease for a term to be agreed at a rent of **£27,610 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 **£11,199 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         |
|---------------|--------------|---------------|
| <b>Total</b>  | <b>2,775</b> | <b>257.80</b> |

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

## Business Rates

From enquiries we understand the Rateable value as of 1<sup>st</sup> April 2023 to be £30,750 giving a rates payable in the order of **£15,344 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:

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