

## TO LET – 2<sup>nd</sup> FLOOR TOWN CENTRE OFFICE SUITE



### **Suite 1, Raglan House, 28-44 Alma Street, Luton, LU1 2PL**

**1,700 Sq. Ft (157.93 Sq. M)**

**£16,915 Per Annum Exclusive**

- **Undergoing Refurbishment**
- **Town Centre Location With Excellent Local Amenities**
- **DDA Compliant**
- **Within Walking Distance To Luton Mainline Train Station**
- **Allocated Parking**

## 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 1, which is located on the second floor benefits from LED lighting, perimeter trunking with inset CAT 5 data cabling, extensive glazing allowing for good levels of natural light, kitchenette and meeting/board room. 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 **£16,915 per annum exclusive**.

## Service Charge

There is a service charge payable for the provision maintenance and repair of the common parts.

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>1,700</b>	<b>157.93</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 £21,500 giving a rates payable in the order of **£10,730 per annum**.

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

## EPC

C-65

## Viewings

For viewings and further information please contact:

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