

TO LET

99 - 1,795 Sq Ft

(9.2 - 166.76 Sq M)

- Character Town Centre offices
- Comprehensively refurbished Grade II listed Heritage building
- All inclusive rent
- Option to lease in part or as a whole
- Suitable for a variety of uses within Use Class E



Hat Works

47 Guildford Street, Luton, LU1 2NQ

 **KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



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 miles)

 what3words

///woods.trap.dinner

 Google Maps

Click here



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 and second floors are made up of 5 individual suites which benefit from a full access DDA compliant passenger lift, surface mounted LED lighting, perimeter wall mounted sockets with inset data, 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

Available by way of a new IRI lease for a term to be agreed at an all inclusive rent of £30 psf. VAT is not payable.

ACCOMMODATION (Net Internal Area*)

First floor suite 1	28.71 SQ M	309 SQ FT
First floor suite 2	43.2 SQ M	465 SQ FT
First floor suite 3	9.2 SQ M	99 SQ FT
Second floor suite 4	57.32 SQ M	617 SQ FT
Second floor suite 5	28.33 SQ M	305 SQ FT
Total	166.76 SQ M	1,795 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-60

Business Rates: Available upon request

CONTACT:

 **CHRIS RICHARDS**
 07983 775684 chris.richards@kirkbydiamond.co.uk

 **HANNAH NIVEN**
 07425244396 hannah.niven@kirkbydiamond.co.uk