

TO LET

2,775 Sq Ft (257.8 Sq M)

- Entire third floor office
- Luton Town Centre
- Within walking distance of Luton's mainline train station
- DDA compliant
- Allocated car parking



Third Floor

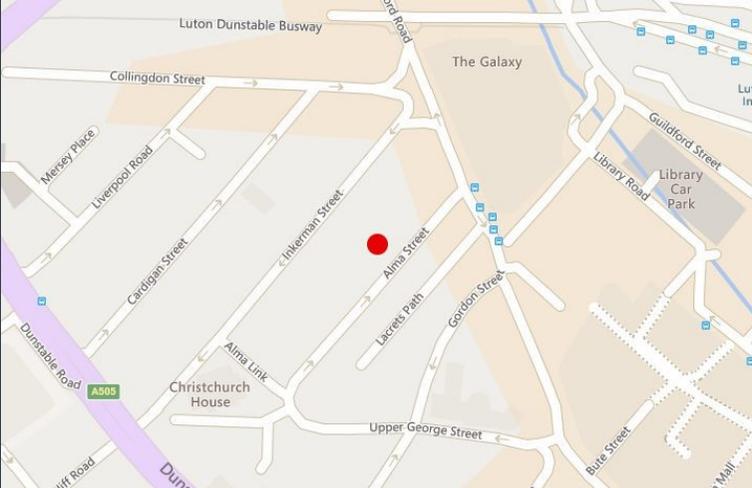
Raglan House, 28-44 Alma Street, Luton, LU1 2PL

 **KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



LOCATION

- Prominently positioned on Alma Street in Luton Town Centre
- 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
- Junction 10 of the M1 Motorway within 2 miles
- Luton mainline train station within walking distance
- A6 within 1 mile

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 Google Maps

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DESCRIPTION

- Comprising a third floor town centre office
- The office benefits from LED lighting, perimeter trunking with inset CAT 5 data cabling, raised floors with inset power/data boxes, kitchenette, and air-conditioning
- The office also benefits from a full access DDA compliant passenger lift and 3 allocated car parking spaces

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £27,610. VAT is payable.

ACCOMMODATION (Net Internal Area*)

Third floor office	257.8 SQ M	2,775 SQ FT
Total	257.8 SQ M	2,775 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £30,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £14,932 per annum.

CONTACT:

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