

# TO LET

1,700 Sq Ft (157.93 Sq M)

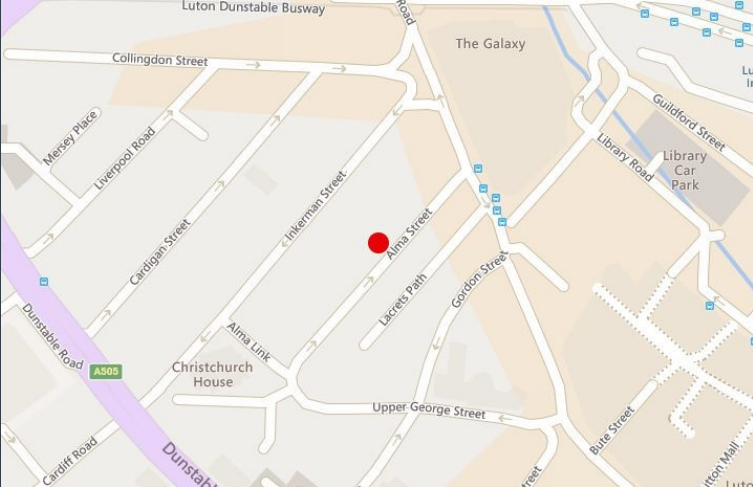
- Second floor office suite
- Luton Town Centre
- To be refurbished
- DDA compliant
- Allocated car parking



## Second Floor Suite 1

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





## 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

 what3words

///newest.city.signal

 Google Maps

Click here



## DESCRIPTION

- Comprising a second floor town centre office suite
- The suite benefits from suspended ceilings with 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 by way of a new IRI lease for a term to be agreed at a rent of £16,915. VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

Second Floor office suite	157.93 SQ M	1,700 SQ FT
<b>Total</b>	<b>157.93 SQ M</b>	<b>1,700 SQ FT</b>

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

**EPC:** C-65

**Business Rates:** The rateable value is £21,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £9,148 per annum.

## CONTACT:



**CHRIS RICHARDS**

**07983 775684** [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)



**HANNAH NIVEN**

**07425244396** [hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP