

# TO LET

731 Sq Ft (67.91 Sq M)

- Prominent Town Centre location close to Luton's Mainline train station
- Recently refurbished
- Suitable for a variety of uses within Use Class E
- Eligible for small business rates relief
- Self-contained with street level access



**FF & SF 23A George Street**  
**Luton, LU1 2AF**

**>D KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated within the pedestrianised area of Upper George Street, a short walk from the Town Hall, and opposite one of the entrances to The Point
- The property has access to excellent local and national public transport links including Luton's mainline station which is within walking distance offering access to London in 30 minutes as well as The North
- Local road links include A505 leading to A6 (0.1 miles) and M1 J10 (1.5 miles)

 what3words

///whites.bounty.slams

 Google Maps

[Click here](#)



## DESCRIPTION

- Comprising a self-contained town centre office building over first and second floors
- The first floor is made up of a reception/office area with kitchen and W/C facilities
- The second floor comprises two further office rooms

## TERMS

The premises are available on a new internal repairing and insuring lease for a term to be agreed at a rent of £12,000 pa exclusive.

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>67.91 SQ M</b>	<b>731 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** TBC

**Business Rates:** The rateable value is £6,800. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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