

TO LET

- Newly refurbished office suites
- Short and long term lease options available
- Allocated car parking
- DDA compliant all access passenger lift
- 24/7 fob access



Plaza 668

668 Hitchin Road, Luton, LU2 7XH

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Situated in Jansel House Business Centre within the popular Stopsley Village area of north east Luton
- Direct access to the A505
- Junction 10 of the M1 Motorway within 6 miles
- Luton Airport and Airport Parkway train station within 3.1 miles respectively
- Plentiful staff amenities nearby including but not limited to Greggs, Co-op, Tesco, Costa, Simmons, Shell fuel garage, and inspire Sports Village



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DESCRIPTION

- Comprising open plan serviced office suites. The suites benefit from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators.
- The suites also benefit from an all access DDA compliant passenger lift, shared kitchen facilities, allocated car parking spaces, and 24/7 fob access.

TERMS

Available on flexible and fixed terms at an inclusive rent PCM (save for business rates and comms) of:

Suite 105A - £750
Suite 105B - £575
Suite 105C - £760
Suite 105D - £770

VAT is payable.

ACCOMMODATION (Net Internal Area*)

Suite 105A	34 SQ M	366 SQ FT
Suite 105B	26.01 SQ M	280 SQ FT
Suite 105C	34.47 SQ M	371 SQ FT
Suite 105D	35.02 SQ M	377 SQ FT

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

EPC: TBC

Business Rates: Available upon request

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