

# TO LET

366 Sq Ft (34 Sq M)

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



**Suite 105A Plaza 668**  
**668 Hitchin Road, Luton, LU2 7XH**

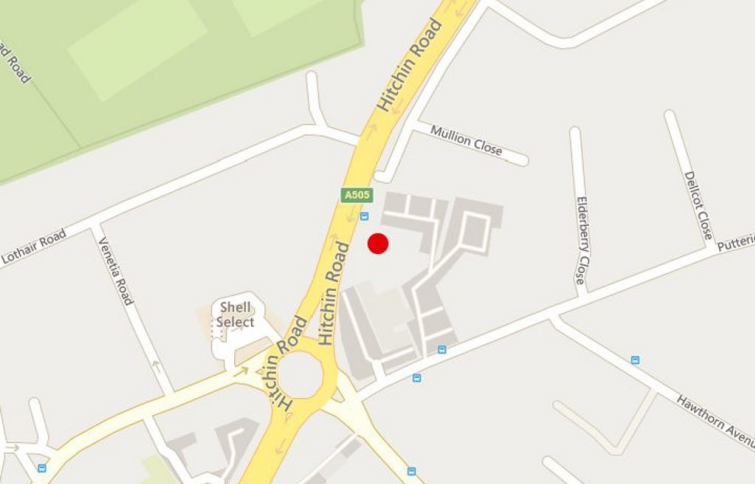
**>D KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

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[kirkbydiamond.co.uk](http://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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Google Maps

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## DESCRIPTION

- Comprising a newly refurbished office suite. The suite benefits from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators.
- The suite also benefits 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 to be agreed at an inclusive rent (save for business rates and comms) of £9,000 per annum.

VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

Total	34 SQ M	366 SQ FT
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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 £3,569. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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