

TO LET

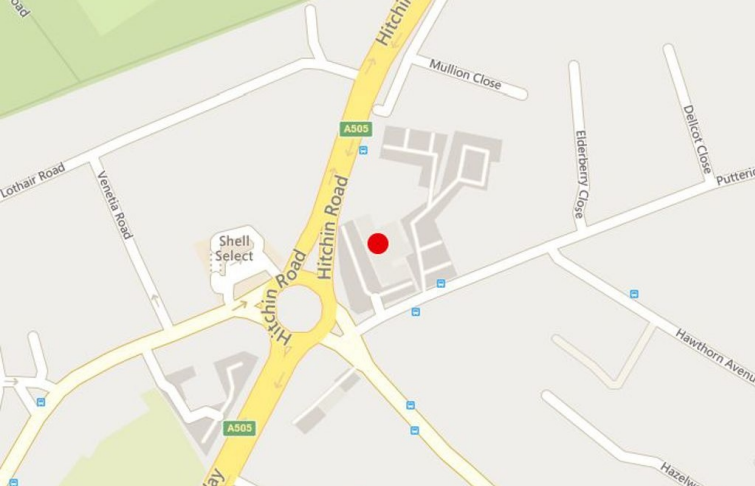
280 Sq Ft (26.01 Sq M)

- 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 105B Plaza 668

668 Hitchin Road, Luton, LU2 7XH



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 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 £575 PCM.

VAT is payable.

ACCOMMODATION (Net Internal Area*)

Total	26.01 SQ M	280 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 £2,730. For the rates payable please contact us or www.voa.gov.uk

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