

TO LET

416 - 907 Sq Ft

(38.65 - 84.26 Sq M)

- Town Centre offices
- Flexible lease terms available
- Allocated car parking
- DDA compliant all access passenger lift
- 24/7 fob access



Christchurch House

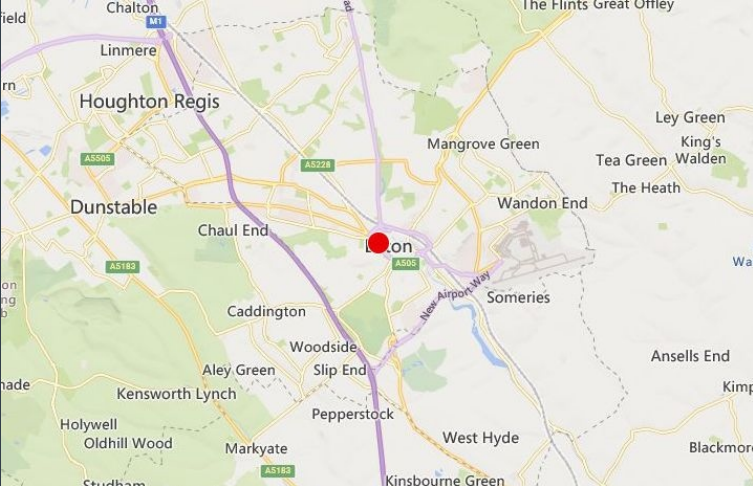
40 Upper George Street, Luton, LU1 2RS

>D KirkbyDiamond

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LOCATION

- Located in the heart of Luton Town Centre
- Luton's mainline railway station is within walking distance providing access to Central London within 40 minutes
- Good access to the M1 Motorway (Junction 10 & 11), A5 & A6 road links
- London Luton Airport within 4 miles

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Google Maps

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DESCRIPTION

- Comprising a converted former chapel in the heart of Luton Town Centre, Christchurch house provides a variety of different offices on fixed and flexible terms.
- The suites benefit suspended ceilings with inset cat 2 lighting, suspended flooring with inset floor boxes with cat 5 data cabling, good levels of natural light, and intercom systems.
- The suites also benefit from secure allocated car parking, all access DDA compliant passenger lift, and 24/7 fob access.

TERMS

Available on flexible and fixed terms at an inclusive rent (save for business rates, comms, and electricity within the suite) of:

Suite 104 - £750 PCM

Suite 109 - £1,610 PCM

VAT is payable

ACCOMMODATION (Net Internal Area*)

First Floor Suite 104	38.65 SQ M	416 SQ FT
First Floor Suite 109	84.26 SQ M	907 SQ FT
Total	84.26 SQ M	907 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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