

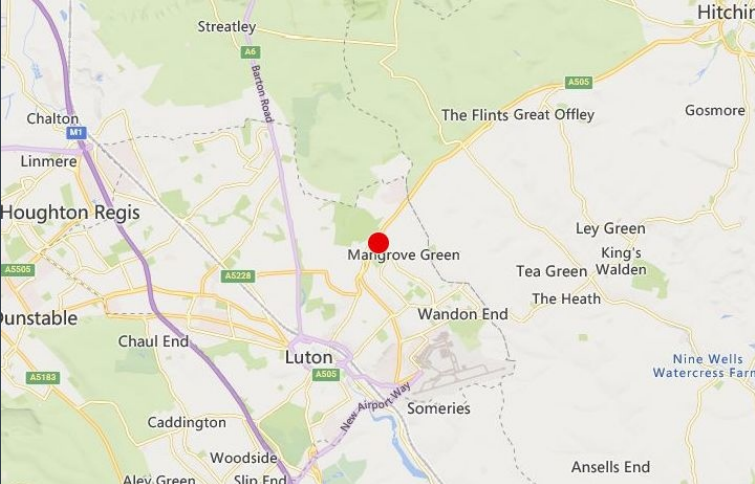
TO LET

- Refurbished office suites
- Short and long term lease options available
- Allocated car parking
- DDA compliant all access passenger lift
- Ultrafast (FTTP) broadband



Jansel Business Centre

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

/// what3words

///piles.sticky.mouth

Google Maps

Click here



DESCRIPTION

- Comprising individual refurbished office suites.
- The suites benefit from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators. Some suites have air conditioning.
- The suites also benefit from an all access DDA compliant passenger lift, shared kitchen facilities, allocated car parking spaces, manned reception (during business hours), and 24/7 fob access.

TERMS

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

Suite 1B - £955 PCM
Suite 303 - £430 PCM
Suite 311 - £1,460 PCM
Suite 412 - £430 PCM

VAT is payable



ACCOMMODATION

First floor Suite 1B	46.26 SQ M	498 SQ FT
Third floor Suite 311	70.51 SQ M	759 SQ FT
Third Floor Suite 303	20.44 SQ M	220 SQ FT
Fourth Floor Suite 412	20.62 SQ M	222 SQ FT

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

EPC: TBC

Business Rates: Available on request

CONTACT:



CHRIS RICHARDS
07983 775684 chris.richards@kirkbydiamond.co.uk



HANNAH NIVEN
07425244396 hannah.niven@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP