

TO LET

2,664 Sq Ft (247.49 Sq M)

- › Town centre office suite
- › Secure allocated car parking
- › Fixed and flexible lease terms available
- › 24/7 access
- › Generous landlord incentives on any new lease agreed before July 2026

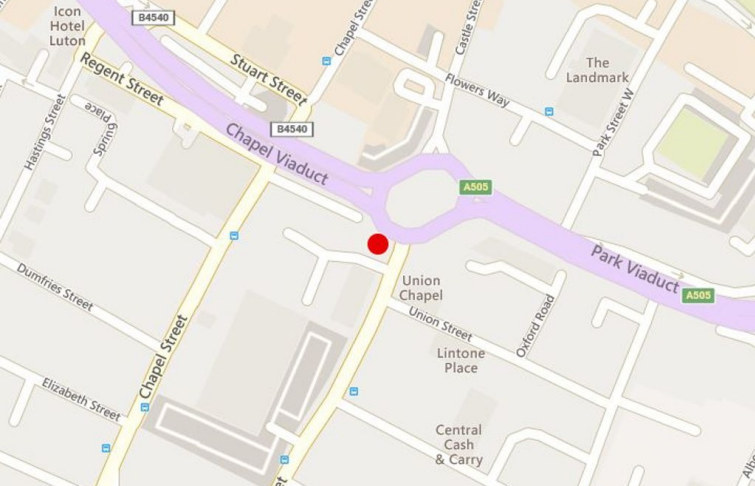


Second Floor

28–30 Victoria Street, Luton, LU1 2UA

Contact: Chris Richards or Hannah Niven
Tel: 01582 738866
eddisons.com





Location

- Situated within Luton town centre just off the castle street A505 roundabout, the property is easily accessible by car, public transport and foot.
- Luton mainline and Luton airport parkway railway stations are within 1 miles respectively providing access to central London in under 30 minutes as well as The North.
- The M1 Junction (10) is 1.2 miles distant giving access to the wider road network.
- The property is within walking distance of George Street and The Point, Luton's principle retail area where there are a multitude of staff amenities.

 what3words

[///prices.bonus.cliff](https://prices.bonus.cliff)

 Google Maps

[Click here](#)



Description

- Comprising a second floor office suite within a purpose built office building in Luton Town Centre.
- The suite benefits from from gas central heating, suspended ceilings with inset CAT II and LED lighting, telephone entry system, kitchenette facilities, communal W/Cs as well as 24/7 access.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £26,640 per annum exclusive.

VAT is payable.

Accommodation (Net Internal Area*)

Total	247.49 SQ M	2,664 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E (106)

Business Rates: The rateable value is £32,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Further information available upon request.

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

HANNAH NIVEN

07425 244 396 hannah.niven@eddisons.com

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