

TO LET

1,700 Sq Ft (157.93 Sq M)

- › Second floor office suite
- › Luton Town Centre
- › To be refurbished
- › DDA compliant
- › Allocated car parking



Second Floor Suite 1

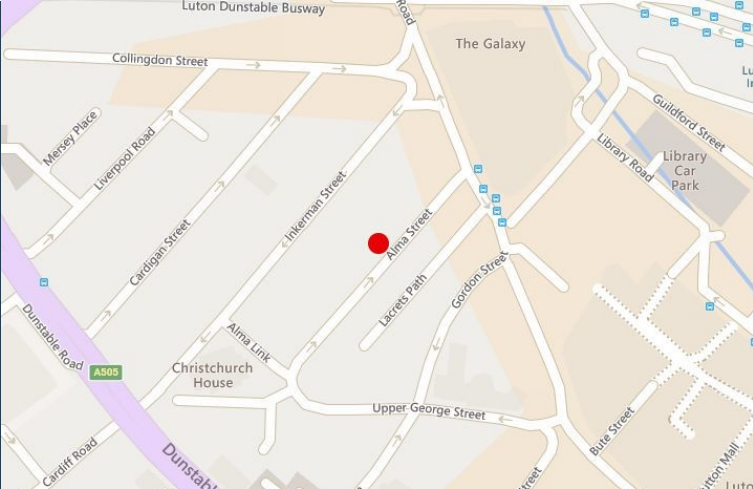
Raglan House, 28-44 Alma Street, Luton, LU1 2PL

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

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Location

- Prominently positioned on Alma Street in Luton Town Centre
- Within proximity are all of Luton's town centre amenities, including (but not limited to): The Mall, Luton Mainline Train Station, and various eateries and cafes
- Junction 10 of the M1 Motorway within 2 miles
- Luton mainline train station within walking distance
- A6 within 1 mile

 what3words

///newest.city.signal

 Google Maps

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Description

- Comprising a second floor town centre office suite
- The suite benefits from suspended ceilings with LED lighting, perimeter trunking with inset CAT 5 data cabling, extensive glazing allowing for good levels of natural light, kitchenette and meeting/board room
- The suite also benefits from a full access DDA compliant passenger lift and 3 allocated car parking spaces

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £16,915. VAT is payable.

Accommodation (Net Internal Area*)

Second Floor office suite	157.93 SQ M	1,700 SQ FT
Total	157.93 SQ M	1,700 SQ FT

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

EPC: C-65

Business Rates: The rateable value is £27,000. 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. This is currently £9,148 per annum.

Contact:

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