

TO LET

280 – 770 Sq Ft

(26.01 – 71.53 Sq M)

- › Newly refurbished office suites
- › Short and long term lease options available
- › Allocated car parking
- › DDA compliant all access passenger lift
- › 24/7 fob access



Plaza 668

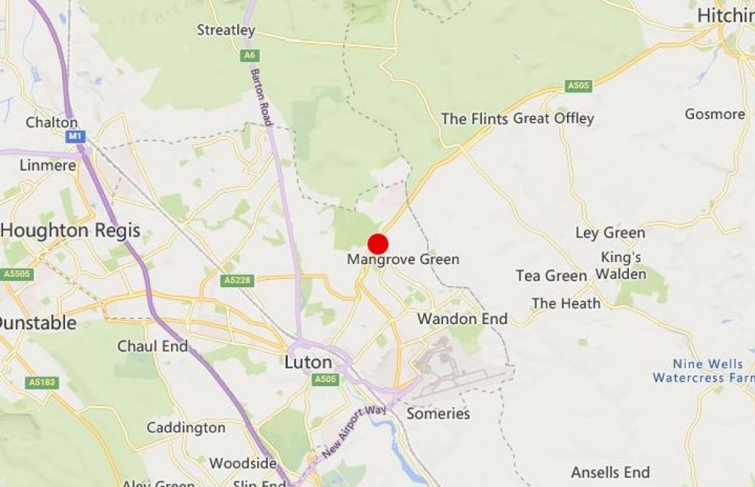
668 Hitchin Road, Luton, LU2 7XH

Contact: Chris Richards or Hannah Niven

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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

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 Google Maps

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Description

- Comprising open plan serviced office suites. The suites benefit from suspended ceilings with inset LED lighting, perimeter trunking with cat 5 data cabling, and GCH wall mounted radiators.
- The suites also benefit 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 at an inclusive rent PCM (save for business rates and comms) of:

Suite 105A (4-5 persons) - £750
 Suite 105B (2-3 persons) - £575
 Suite 105C (4-5 persons) - £760

VAT is payable.

Accommodation (Net Internal Area*)

Suite 105A	34 SQ M	366 SQ FT
Suite 105B	26.01 SQ M	280 SQ FT
Suite 105C	34.47 SQ M	371 SQ FT
Total	71.53 SQ M	770 SQ FT

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

EPC: C-74

Business Rates: Available upon request

Contact:

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