

# TO LET

1,287 Sq Ft (119.56 Sq M)

- › Self-contained office suite
- › Luton Town Centre
- › Within walking distance of Luton's mainline train station
- › Passenger lift
- › Local staff amenities

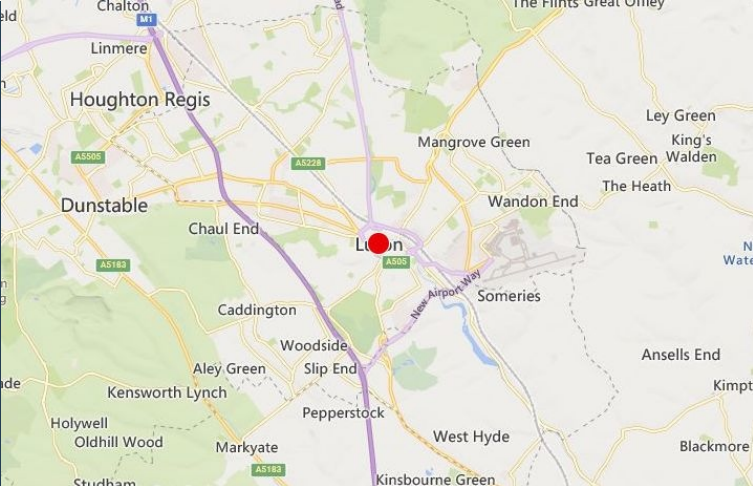


## Suite 6 Regency House

85 – 87 George Street, Luton, LU1 2AT

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





## Location

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

 what3words  
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 Google Maps

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## Description

- Comprising a third floor self-contained office suite
- The suite benefits from both open plan and partitioned office accommodation, suspended ceilings with inset cat 2 lighting, wall mounted radiators, W/C's and kitchen facilities
- The suite also benefits from Highstreet access and an all access passenger lift

## Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £10,500. VAT is not payable.

## Accommodation (Net Internal Area\*)

Third floor office suite	119.56 SQ M	1,287 SQ FT
<b>Total</b>	<b>119.56 SQ M</b>	<b>1,287 SQ FT</b>

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

EPC: D

**Business Rates:** The rateable value is £11,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £8,334.96 per annum.

## Contact:

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