

# TO LET

**151 – 1,461 Sq Ft**

(14.03 – 135.73 Sq M)

- › Character Town Centre offices
- › Flexible lease terms available
- › Allocated car parking
- › DDA compliant all access passenger lift
- › 24/7 fob access



## Christchurch House

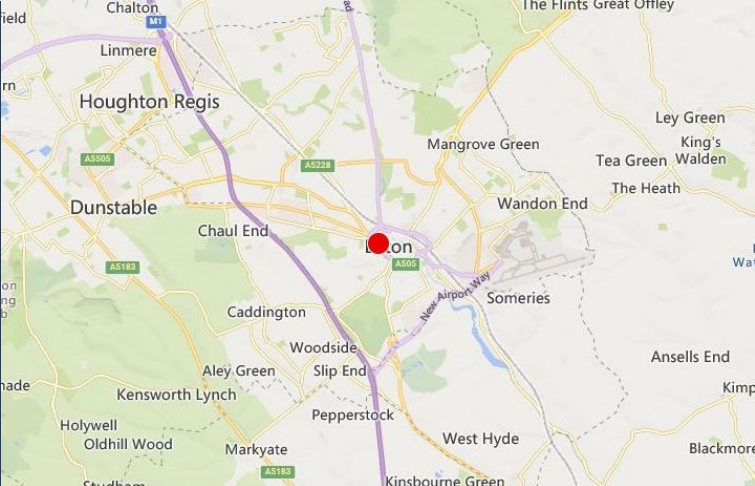
40 Upper George Street, Luton, LU1 2RS

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

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## Location

- Located in the heart of Luton Town Centre
- Luton's mainline railway station is within walking distance providing access to Central London within 40 minutes
- Good access to the M1 Motorway (Junction 10 & 11), A5 & A6 road links
- London Luton Airport within 4 miles

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Google Maps

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## Description

- Comprising a converted former chapel in the heart of Luton Town Centre, Christchurch house provides a variety of different offices on fixed and flexible terms.
- The suites benefit suspended ceilings with inset cat 2 lighting, suspended flooring with inset floor boxes with cat 5 data cabling, good levels of natural light, and intercom systems.
- The suites also benefit from secure allocated car parking, all access DDA compliant passenger lift, 24/7 fob access, and an external courtyard breakout area.

## Terms

Available on flexible and fixed terms at an inclusive rent (save for business rates, comms, and electricity within the suite) of:

- 1st Floor Suite 102 - (4-6 persons) - £820 PCM
- 1st Floor Suite 108 - (1 persons) - £180 PCM
- 1st Floor Suite 109 - (8-10 persons) - £1,600 PCM

VAT is payable

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## Accommodation (Net Internal Area\*)

First Floor Suite 102	42.92 SQ M	462 SQ FT
First Floor Suite 108	8.55 SQ M	92 SQ FT
First Floor Suite 109	84.26 SQ M	907 SQ FT
<b>Total</b>	<b>135.73 SQ M</b>	<b>1,461 SQ FT</b>

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

EPC: C-69

Business Rates: Available upon request

## Contact:

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