TO LET

865 - 4,069 Sq Ft

(80.36 - 378.01 Sq M)

- Town centre office suites
- Secure allocated car parking
- Fixed and flexible lease terms available
- Gas central heating and air conditioning
- 24/7 access

Victoria House

14-26 Victoria Street, Luton, LU1 2UA

Contact: Chris Richards or Hannah Niven

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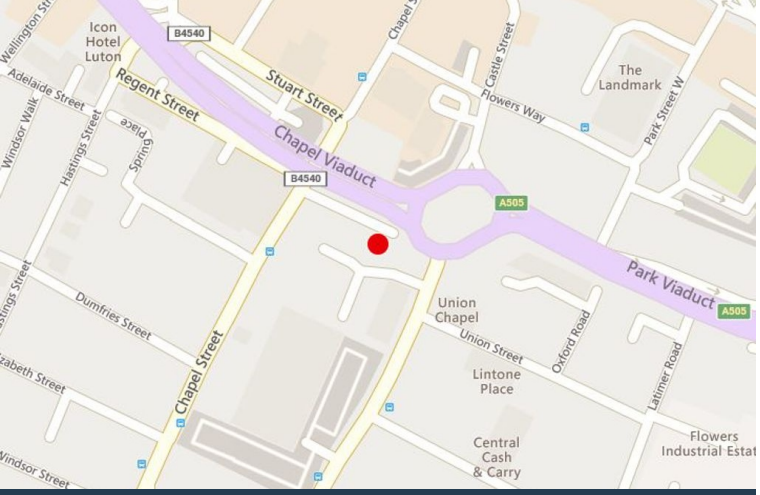

Location

- 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.

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Google Maps
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Description

- Comprising a purpose-built office building in Luton town centre offering a number of office suites with secure allocated car parking.
- Each suite benefits from gas central heating, air conditioning, 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 £10 per sq. ft exclusive.

VAT is payable.

Accommodation (Net Internal Area*)

1st Floor Suite 1	**163.97 SQ M**	**1,765 SQ FT**
2nd Floor Suite 1	**133.68 SQ M**	**1,439 SQ FT**
Total	**378.01 SQ M**	**4,069 SQ FT**

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

EPC: D-87

Business Rates: Available upon request

Service Charge: Available upon request

Contact:

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