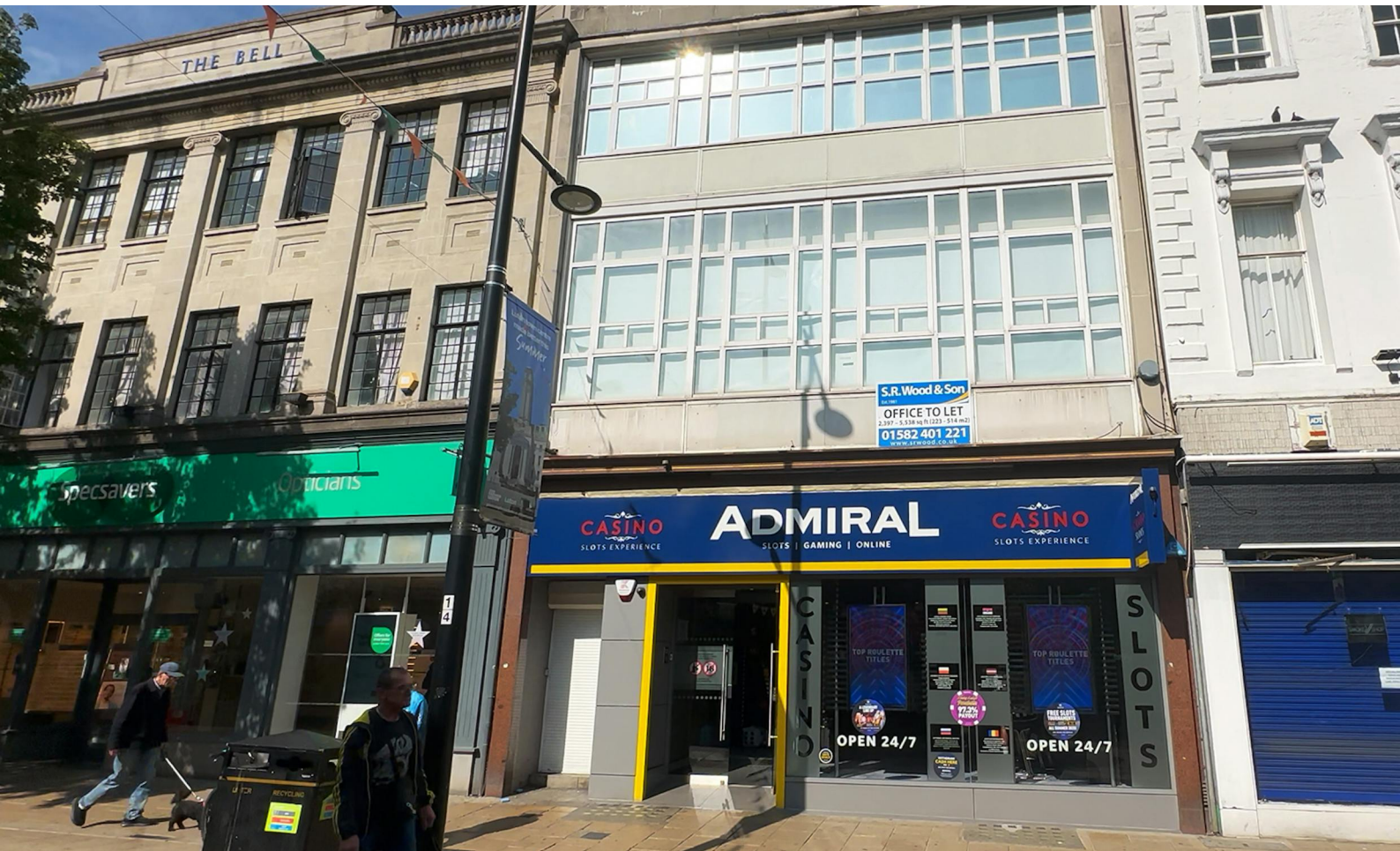




34, George Street, Luton, LU1 2AZ

Modern Town Centre Office Premises

Summary

Tenure	To Let
Available Size	3,141 sq ft / 291.81 sq m
Rent	£31,000 per annum
Service Charge	N/A
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Modern Specification
- Well-Maintained
- Parking

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Location

The premises are situated on George Street in Luton town centre and are adjacent to one of Luton Point's entrances (the shopping mall). All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc.

Description

A modern office suite located at second floor level. The suite benefits from a mostly open plan layout, board room, meeting rooms and kitchenette.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Rent	Service charge
2nd - Second Floor	3,141	291.81	£31,000 /annum exclusive	£4,202 /annum
Total	3,141	291.81		

Terms

We have completed a letting of the first floor suite. The second floor is available by way of a new internal repairing and insuring (IRI) lease, for a term to be agreed, at a commencement rent of £31,000 per annum exclusive. Parking within Luton Point multi-story carpark is available upon request by way of separate licence (at a reduced rate for tenants).

Rateable Value

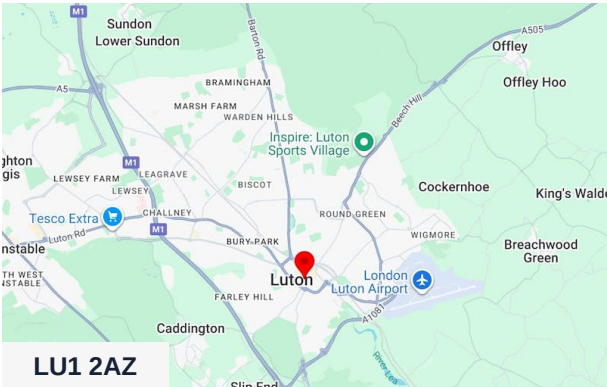
The first and second floor are rated as a whole, with a rateable value of £43,500 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk