



## Hat House, 32 Guildford Street, Luton, LU1 2NQ

Historical Town Centre Commercial Space

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	334 to 516 sq ft / 31.03 to 47.94 sq m
<b>Rent</b>	£723 - £1,119 per month Inclusive of Service Charge
<b>EPC Rating</b>	C (60)

### Key Points

- Located in Luton's 'Hat District'
- Town Centre Location
- Train Station Proximity
- Comprehensively Refurbished
- Former Hat Factory Building
- Flexible terms.

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## Location

The property is located within the 'Hat District' of Luton town centre, which provides excellent access to Luton Mainline Railway Station, Luton Point (shopping mall), Bedfordshire Uni, Power Court development site, The Stage development site, and more.

## Description

The Hat House is a multi storey former hat manufacturing premises. The property underwent a comprehensive refurbishment a few years ago and now provides flexible commercial space together with communal kitchenette and WC facilities. Currently there are two rooms available to lease:

- Room 2 = 516 sqft (47.98 m2)
- Room 3 = 334 sqft (30.98 m2)

## Terms

The rooms are available individually or combined by way of a new lease.

- Room 2 = £1,119 per month (inclusive of service charge).
- Room 3 = £723 per month (inclusive of service charge).

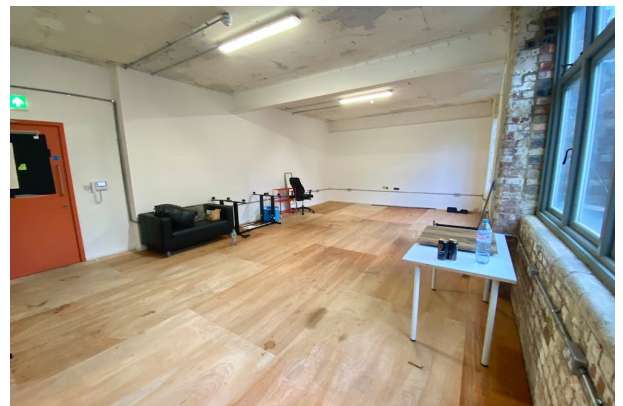
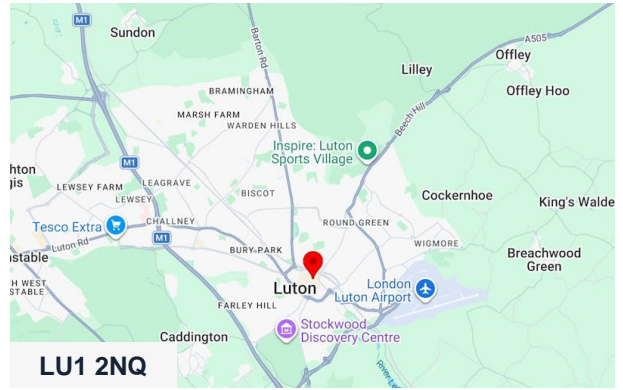
The service charge may fluctuate from one year to the next.

## VAT

To be confirmed.

## Legal Fees

Each party is to bear its own professional fees incurred.

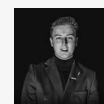


## Viewing & Further Information



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