

To Let

Second Floor Office Suite, 28-30 Victoria Street, Luton, LU1 2UA



£27,400 Per Annum



2,805 Sq Ft / 260.58 Sq M



Second floor office suite in a purpose built four storey prominent office building within the town centre. The suite is mainly open plan with a private kitchen and loft access.



Benefits include carpeting, radiator heating, suspended ceiling, window blinds, lift access, LED lighting, air conditioning, solid floor and 2 allocated parking spaces.



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Location

The location boasts superb transport links, with Luton Train Station just a short walk away, providing regular services to London St Pancras in under 30 minutes. The Property is also conveniently located near major road networks, including the M1 motorway (Junction 10), providing easy access to London, the Midlands, and beyond. Local bus services operate frequently, connecting the area to surrounding neighbourhoods and Luton Airport, which is less than a 15-minute drive away, making this an ideal location for both commuters and business owners.

Terms & Tenure

The office suite is available on a new internal and repairing lease for a term to be agreed at £27,400 per annum exclusive

Accommodation

2 nd Floor Office Suite	2,805 sq ft	(260.5 sq m)
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EPC

The EPC rating for the property is 106 - Band E.

Rates

Rateable Value £29,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

