

Hat Work

Luton

**Character Town
Centre Office Space**

TO LET

*Hat Works, 47 Guildford
Street, Luton, LU1 2NQ*

S.R. Wood & Son

Est.1981

01582 401 221
www.srwood.co.uk



Location

Luton is one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and three train stations with high-speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

Hat Works is situated in Luton town centre, within the Hat District. 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

Hat Works comprises a former hat factory. Arranged over ground, first and second floor, the property has undergone comprehensive refurbishment to provide modern office workspace. The property benefits from a manned reception, communal break-out area, kitchenette facilities and it retains many of its original character features.

Terms

The suites are available to lease either individually or combined, upon a new Internal Repairing & Insuring (IRI) lease, with all-inclusive rents. Please refer to the availability schedule for rent information.

Legal Costs

Each party is to bear its own costs incurred.

VAT

All costs are subject to VAT if applicable.



Availability Schedule

Floor	Suite	SqFt	M2	Rent PA
First Floor	Pioneer Workshop	299	27.77	£8,970
First Floor	The Workshop	457	42.45	£13,710
Second Floor	Studio 1	666	61.87	£19,970
Second Floor	Studio 2	298	27.68	£8,940

Viewings

To arrange a viewing and for further information, please contact marketing agency S.R. Wood & Son Ltd.

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