

# Christchurch House

*Luton*

**Town Centre  
Office Suites**

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## TO LET

*Christchurch House, 40 Upper George Street, Luton, Bedfordshire, LU1 2RS*

**S.R. Wood & Son**

Est. 1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)



## Location

Christchurch House occupies a prominent position in Luton town centre, off Upper George Street and clearly visible from the inner ring road (A505). 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. Nearby arterial routes consist of the above-mentioned A505, M1 (Junction 10) and the A6 between Luton and Bedford.

## Description

Built and formerly used as a church, the aptly-named Christchurch House now comprises modern office accommodation in a character property. Suites come in a range of sizes and typically benefit from carpet tiles, perimeter trunking, suspended ceiling, CAT II or LED lighting and radiator heating. Occupiers can enjoy the following amenities: a private carpark, communal kitchen/breakout space, an attractive communal courtyard and shared WC facilities. The property also benefits from a lift.

## Terms

The suites are available to lease individually or combined, upon flexible terms. Occupation can be given for a minimum of 6 months, with longer terms also being acceptable. The service charge is inclusive of the tenant's gas and common area electricity. The tenant is liable for the electric within their office suite which is billed monthly based upon floor area. In addition, the tenant is liable for their comms and Business Rates - if applicable.

## Legal Costs

Each party is to bear its own costs incurred.

## VAT

Plus VAT at the appropriate rate.



# Availability Schedule

Suite	Status	Size	Rent Per Annum	Service Charge Per Annum	Insurance Per Annum	Total Per Annum	Rateable Value	Car Spaces
Ground Floor Suite 1, 2 & 3	LET	1,989 SqFt (184.78 m <sup>2</sup> )						
Ground Floor Left Hand Suite	LET	3,533 SqFt (328.23 m <sup>2</sup> )						
First Floor Suite 101	LET	280 SqFt (26.01 m <sup>2</sup> )						
First Floor Suite 103	LET	448 SqFt (41.62 m <sup>2</sup> )						
First Floor Suite 104	Available	416 SqFt (38.65 m <sup>2</sup> )	£4,140	£4,421	£272	£8,833	£5,000	1
First Floor Suite 105	Available	466 SqFt (43.29 m <sup>2</sup> )	£4,636	£4,953	£160	£9,749	TBA	1
First Floor Suite 106	LET	151 SqFt (14.03 m <sup>2</sup> )						
First Floor Suite 107	LET	840 SqFt (78.04 m <sup>2</sup> )						
First Floor Suite 109	Available	907 SqFt (84.26 m <sup>2</sup> )	£9,025	£9,638	£572	£19,235	£10,750	2
First Floor Suite 110	LET	643 SqFt (59.74 m <sup>2</sup> )						

## Viewings

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

**Office:**

**Tel:** 01582 401 221

**Email:** [admin@srwood.co.uk](mailto:admin@srwood.co.uk)

**Web:** [www.srwood.co.uk](http://www.srwood.co.uk)

**Stephen Wood:**

**Mob:** 07798 610 003

**Email:** [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk)

**Jacob Wood MSc:**

**Mob:** 07401 221 022

**Email:** [j.w@srwood.co.uk](mailto:j.w@srwood.co.uk)

