



wigmore place

LUTON | LU2 9EX

www.wigmoreplace.co.uk



FULLY REFURBISHED CAT A AND FITTED OFFICE SPACE AVAILABLE FROM 4,300 - 54,026 SQ FT



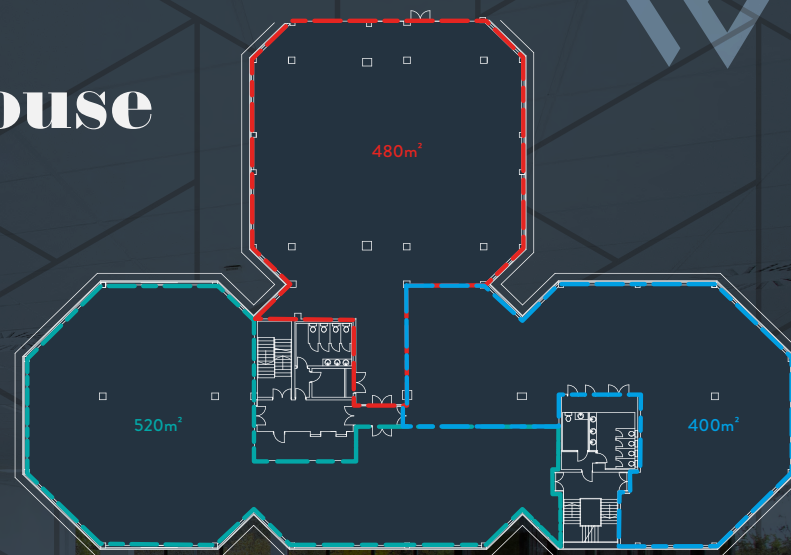


marlborough house

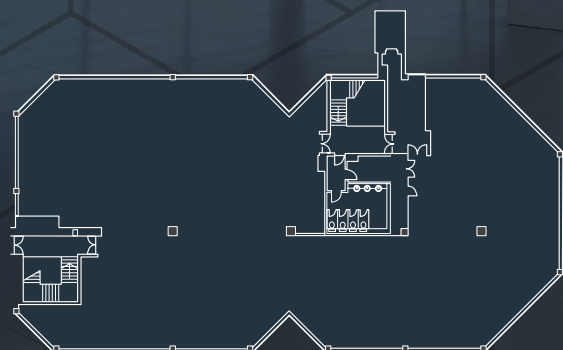


TYPICAL FLOOR LAYOUT

First floor	15,178 sq ft	1,410.1 sq m
Second floor	15,183 sq ft	1,410.6 sq m
Total	30,361 sq ft	2,820.7 sq m



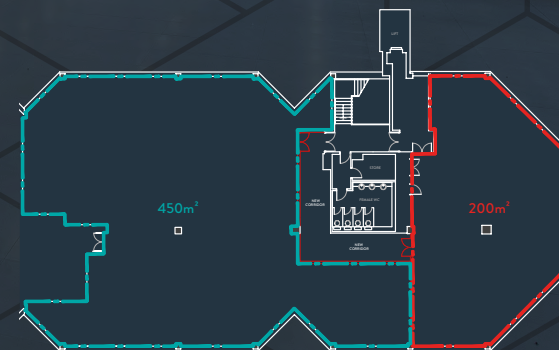
INDICATIVE FLOOR SPLITS



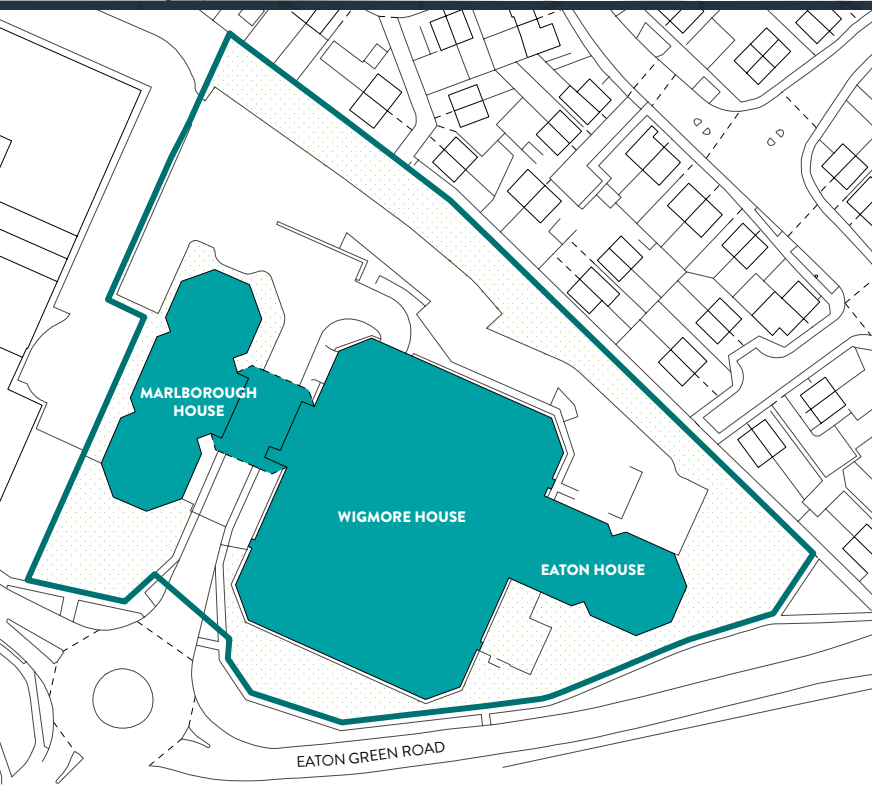
TYPICAL FLOOR LAYOUT

eaton house

First floor	7,889 sq ft	732.9 sq m
Second floor	7,889 sq ft	732.9 sq m
Third floor	7,887 sq ft	732.7 sq m
Total	23,665 sq ft	2,198.5 sq m



INDICATIVE FLOOR SPLITS



NEWLY
REFURBISHED



AIR
CONDITIONING



NEW
PASSENGER
LIFTS



RAISED
FLOORS



SUSPENDED
CEILINGS



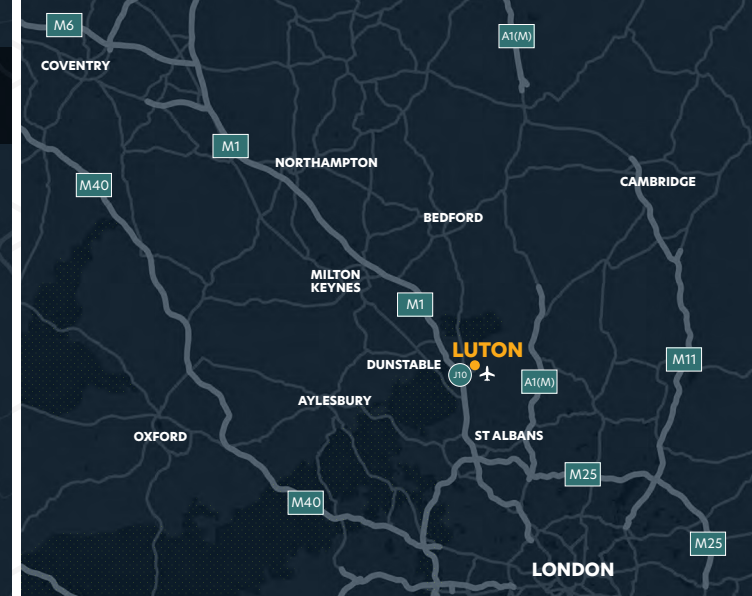
LED
LIGHTING



ON SITE
SECURITY



ALLOCATED
CAR PARKING



ROAD

M1 (J10)	7 minutes
A1M (J8)	11 miles
M25 (J21)	14 miles
Milton Keynes	26 miles
London	33 miles

RAIL

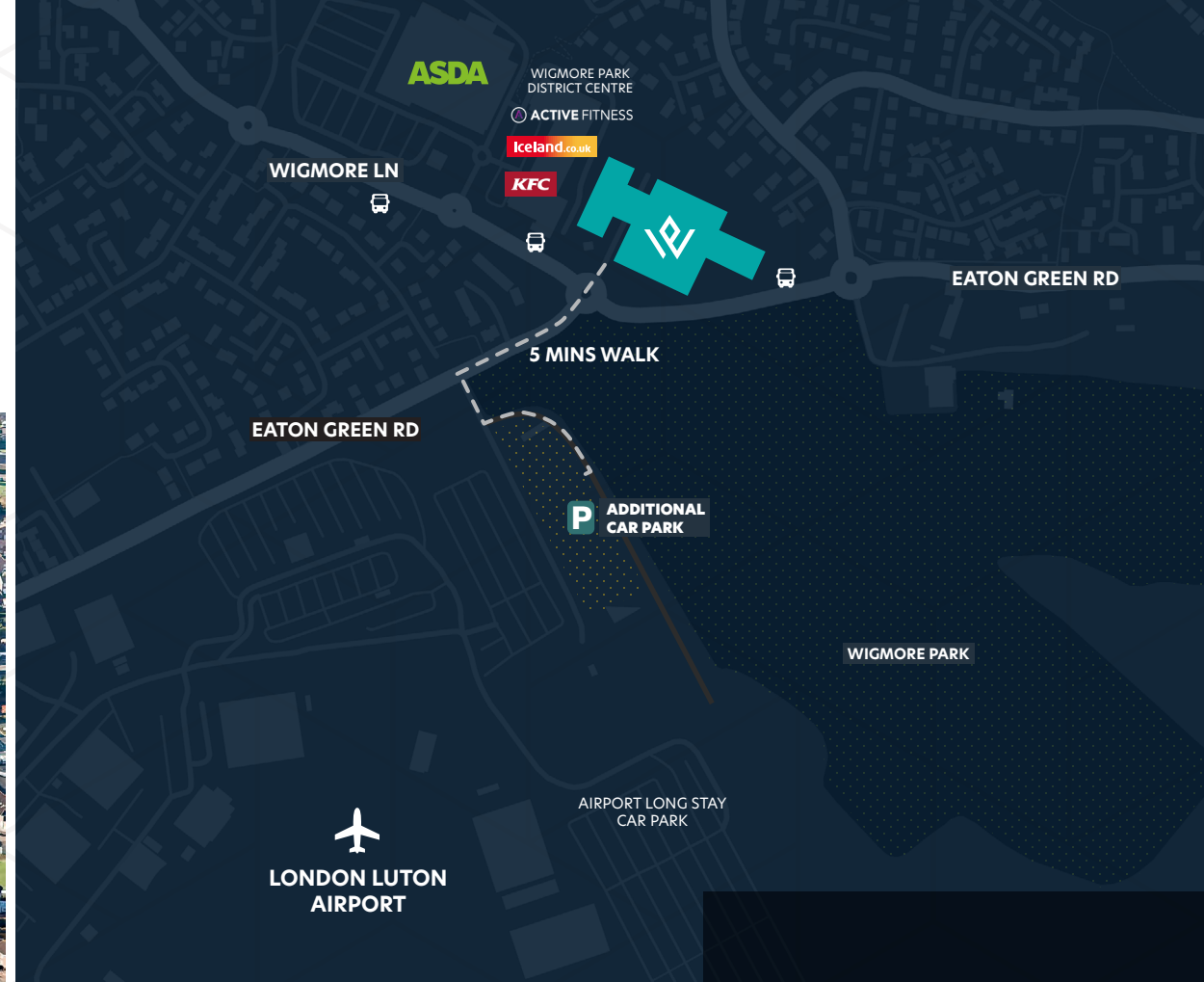
St Pancras London	24 mins
Bedford	27 mins

FOOT OR CYCLE

London Luton Airport Terminal	0.5 miles
Luton Parkway Train Station	1.4 miles
Luton Train Station	2.1 miles
Luton Town Centre	2.4 miles

wigmore place

WIGMORE LANE | LUTON | LU2 9EX



- ▶ The neighbouring Wigmore District Centre provides a number of retail and leisure amenities including Asda, Active Fitness and KFC
- ▶ The District Centre is served by a local bus service to the town centre and Luton station
- ▶ Allocated parking ratio of approximately 1:300 sq ft



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