

3rd Floor | Arndale House | Luton Point | Luton | Bedfordshire | LU1 2LJ



ARNDALE HOUSE

Substantial Town Centre Office

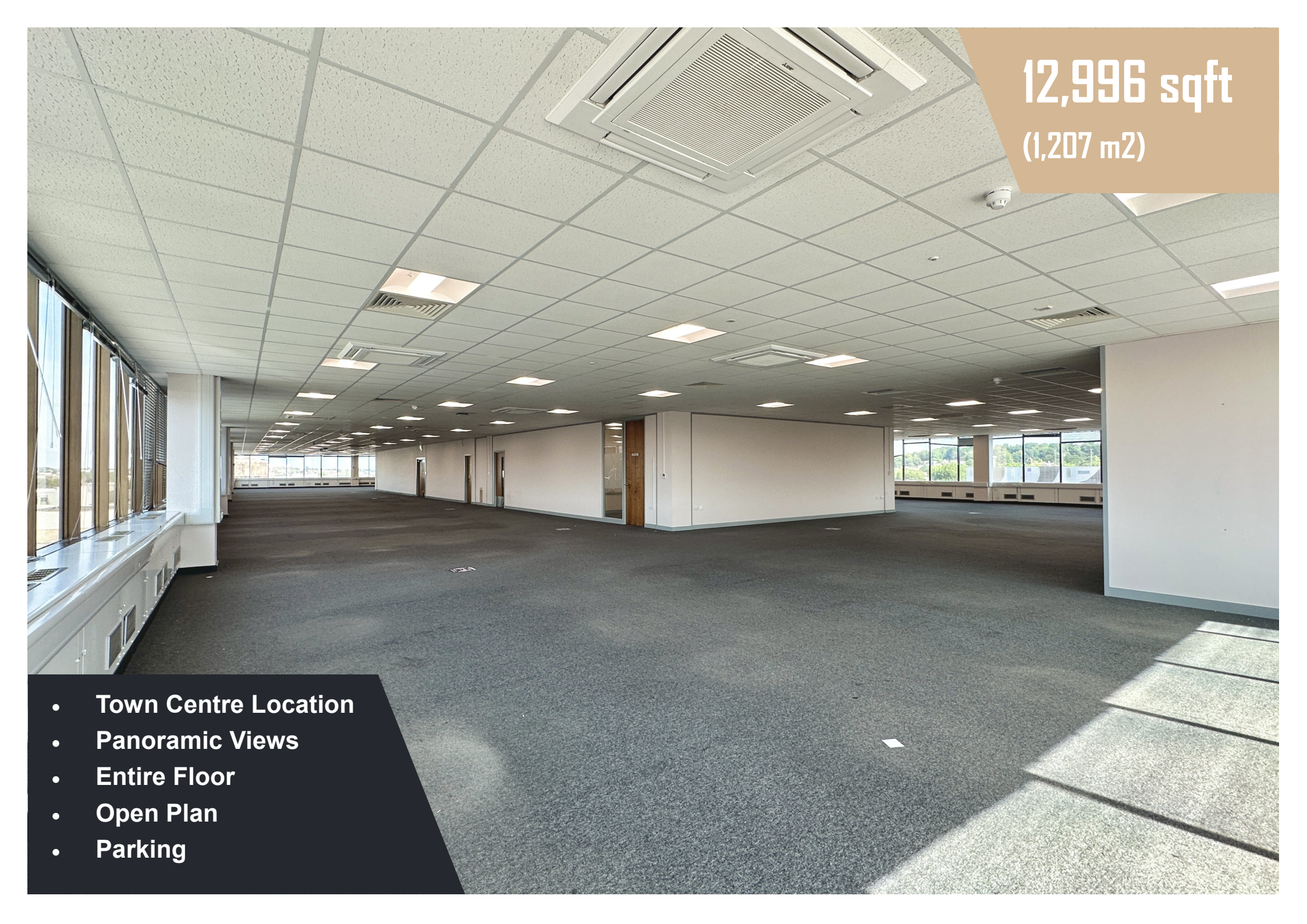
TO LET

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk



12,996 sqft
(1,207 m²)

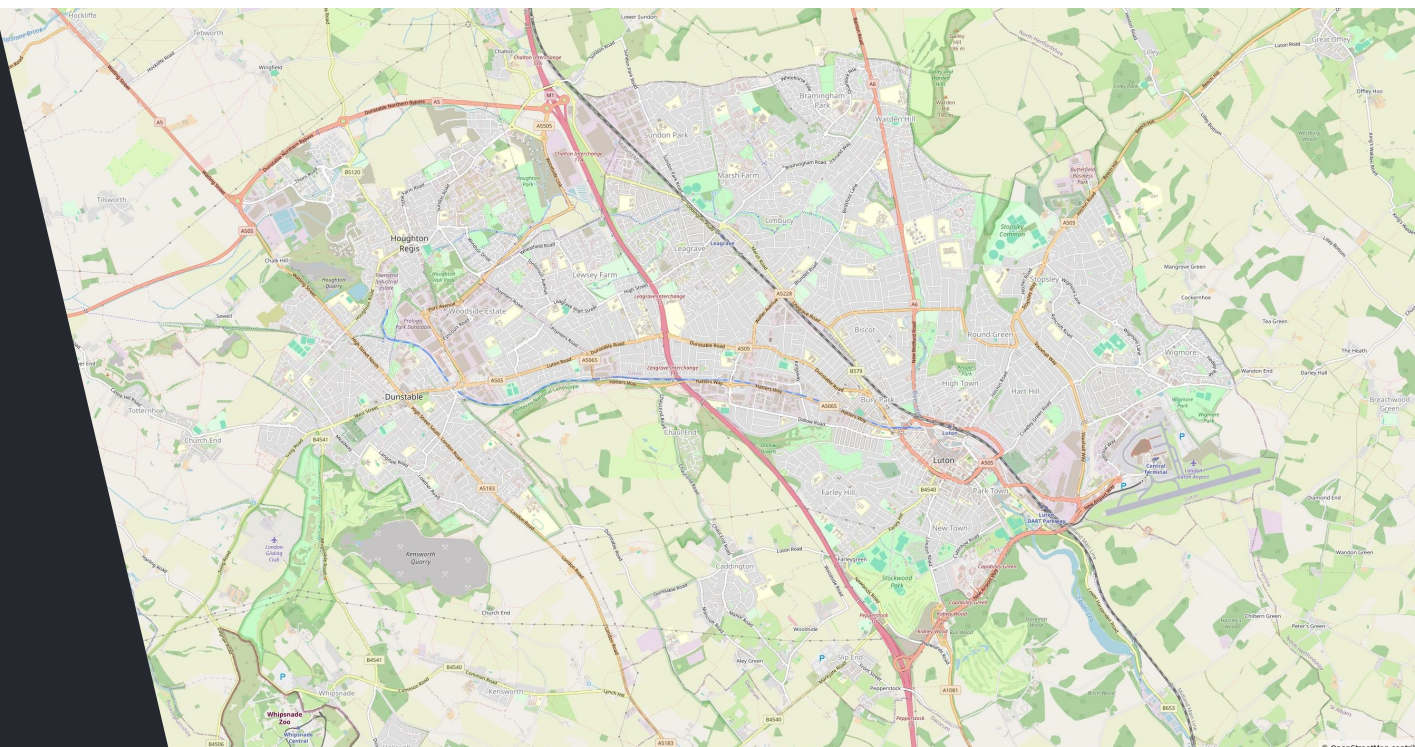
- Town Centre Location
- Panoramic Views
- Entire Floor
- Open Plan
- Parking

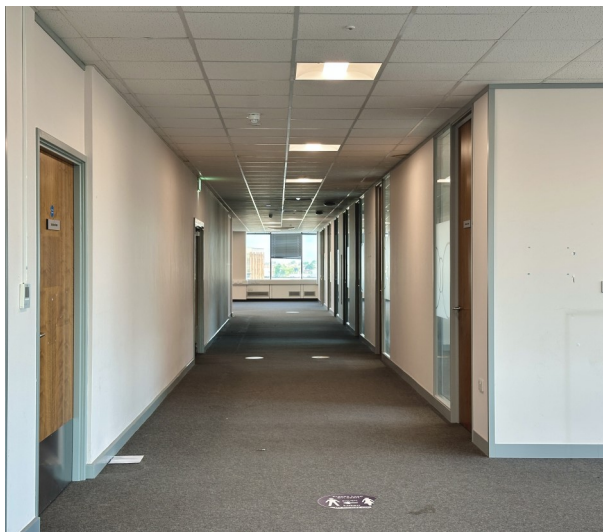


Location

Arndale House is positioned on top of Luton Point in Luton town centre. The property's location is such that all town centre amenities and arterial routes are within proximity.

- **Luton Point** = 0 miles
- **Luton Mainline Train Station** = 0.21 miles
- **Power Court Development Site** = 0.13 miles
- **Bedfordshire University** = 0.16 miles
- **Luton Parkway Station** = 0.69 miles
- **London Luton Airport** = 1.59 miles
- **Luton & Dunstable Hospital** = 2.86 miles





Description

The imposing property enjoys panoramic views of Luton. Located at third floor level, the premises are in good order and arranged around a central core containing stairs, lifts, kitchen and WCs; surrounded by largely open plan office accommodation totalling 12,996 sqft (1,207 m2).

- Largely open plan layout.
- Central core (containing stairs, lifts, kitchen & WCs).
- Meeting/board rooms.
- Access via Luton Point carpark.
- Public access via Luton Point.
- Plentiful natural daylight.
- LED lighting.
- Suspended ceiling.
- Perimeter trunking.
- 24/7 on-site security personnel.

Terms

The third floor is available upon a new internal repairing and insuring (IRI) lease for a term to be agreed for **£163,000** per annum exclusive. There is nested parking available by way of separate negotiation. The 2025 service charge budget is being finalised, however as an indication of costs, the 2024 service charge for floor 3 was £30,762.80.

Rateable Value

The third floor has a rateable value of £100,000 (please note this is not rates payable).

Legal Costs

Each party is to bear its own costs incurred.

VAT

Plus VAT at the appropriate rate.

Viewings

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

Office:

Tel: 01582 401 221

Email: admin@srwood.co.uk

Web: www.srwood.co.uk

Stephen Wood:

Mob: 07798 610 003

Email: s.w@srwood.co.uk

Jacob Wood MSc:

Mob: 07401 221 022

Email: j.w@srwood.co.uk

