TO LET



Unit B2, Bramingham Business Park, Luton, LU3 4BU

Serviced Office Suites
Final Suite Remaining

Summary

Tenure	To Let
Available Size	178 sq ft / 16.54 sq m
Rent	£5,355 per annum
EPC Rating	Upon enquiry

Key Points

- Inclusive rent
- Refurbished boardroom
- 24/7 Access
- Air-conditioning
- Communal reception
- Parking
- Communal Kitchenette

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Location
Unit B2 is located at the Bramingham Business Park on Enterprise Way, Luton. It sits just off the A6 (Barton Road), affording good road access to the rest of the town and Bedford to the north. Adjacent to the Bramingham Business Park is an Aldi supermarket and Costa Coffee.

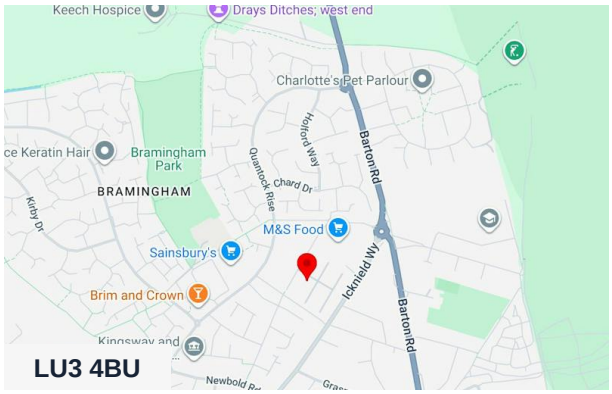
Description
The property is well appointed with office suites allowing for 24/7 access and benefitting from the following:
-Suspended ceiling
-CAT II lighting
-Wall mounted air-conditioning and heating units
-Skirting trunking
-Communal kitchenette
-Communal reception
-refurbished boardroom
-Car parking

Terms
Rents are inclusive of utility bills, common area cleaning and property maintenance. Tenants will be responsible for their own comms (phones and internet) and business rates if applicable.

Rateable Value
Not applicable.

VAT
All costs are subject to VAT if applicable.

Legal Costs
Each party is to bear its own costs incurred.







Viewing & Further Information



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