



41-43 Guildford Street, Luton, LU1 2NQ

Town Centre Serviced Offices

Summary

Tenure	To Let
Available Size	388 to 1,074 sq ft / 36.05 to 99.78 sq m
Rent	£11,600 - £17,000 per annum Fully inclusive
EPC Rating	B (36)

Key Points

- Town Centre Location
- Good Access to Luton Station
- Available Individually or Combined
- Inclusive Rent

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Location

The property is situated at 41-43 Guildford Street within Luton town centre. Within proximity are Luton Mainline Train Station, Luton Point (shopping mall), Bedfordshire Uni, Power Court development site, The Stage develop site, and more.

Description

We have two office suites available within this property. Both benefit from shared WC and kitchen facilities.

Suite 1-2 totals 686 sqft (63.75 m2). It comprises two interconnecting rooms with large a window display/frontage, laminate flooring, LED spot lights and air conditioning.

Suite 3 totals 388 sqft (36.01 m2). It comprises a single open plan room with laminated flooring, LED spot lights and air conditioning.

Terms

Available by way of a new 3-year lease with the ability to vacate at the end of each year. Rent is inclusive of utilities, building maintenance and business rates.

Suite 1-2 = £17,000 per annum inclusive

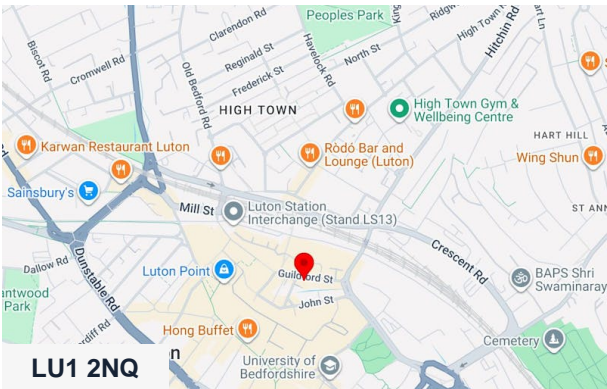
Suite 3 = £11,600 per annum inclusive

VAT

To be advised.

Costs

Each party is to bear its own costs incurred.

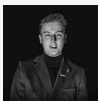


Viewing & Further Information



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