



Community House, 15 New Bedford Road, Luton, LU1 1SA

Town Centre Office Space

Summary

Tenure	To Let
Available Size	186 to 621 sq ft / 17.28 to 57.69 sq m
Rent	£5,550 - £13,050 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Close to Luton Mainline Railway Station
- Inclusive Rents
- Prominent Position
- Flexible Terms
- No Deposit Required

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Location

Community House occupies a prominent position in Luton town centre, a stone's throw from Luton Mainline railway station. All other town centre amenities are within proximity, to include Luton Point (shopping mall), Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc.

Description

The available suites are located upon the third floor. The office suites each have carpet tiles, suspended ceiling, CAT II lighting and have access to a communal kitchenette.

Accommodation

The premises comprise of the following:

Name	sq ft	sq m	Rent
3rd - Suite 306	186	17.28	£5,550 /annum inclusive
3rd - Suite 307-308	435	40.41	£13,050 /annum inclusive
Total	621	57.69	

Terms

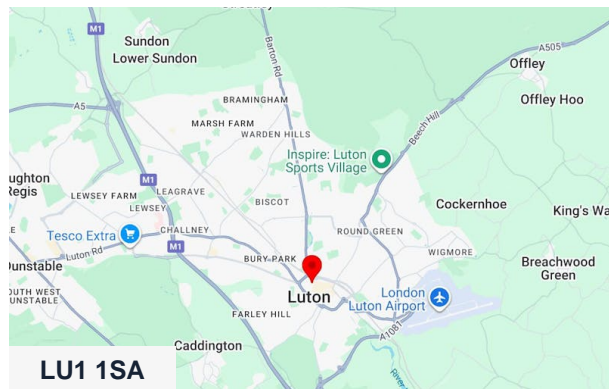
The rental, which is payable quarterly in advance, is inclusive of electric heating, lighting, water, common area cleaning, toiletries, refuse disposal, etc. No deposit is required. Suite 306 is available at £5,550 per annum and Suite 307-308 at £13,050 per annum.

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.

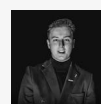


Viewing & Further Information



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