



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

Serviced Office Suites

Summary

Tenure	To Let
Available Size	126 to 1,253 sq ft / 11.71 to 116.41 sq m
Rent	£5,355 - £34,015 per annum
BER Rating	Upon enquiry

Key Points

- Inclusive Rents
- Communal Reception
- Refurbished Boardroom
- Parking
- 24/7 Access
- Communal Kitchenette
- Air-conditioning

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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 benefiting 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.

Rateable Value:If applicable occupiers are to pay for their own Business Rates.

Accommodation

The available space is as follows:

Name	sq ft	sq m	Rent
Ground - Suite 3	183	17	£5,490 /annum Inclusive
Ground - Suite 7	178	16.54	£5,355 /annum Inclusive
1st - Suite 12	703	65.31	£17,500 /annum Inclusive
1st - Suite 13	189	17.56	£5,670 /annum Inclusive
Total	1,253	116.41	

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



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk