



Christchurch House, 40 Upper George Street, Luton, LU1 2RS

Town Centre Office Suites

Summary

Tenure	To Let
Available Size	280 to 3,553 sq ft / 26.01 to 330.08 sq m
Rent	£4,140 - £9,025 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Proximity to Local Amenities
- Private Carpark
- Communal Courtyard
- Rent Free Period
- Character Building
- Communal Kitchen/Breakout Space

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Description

Formerly a church, the aptly-named Christchurch House now comprises modern office accommodation in a character property. Suites come in a range of sizes and typically benefit from carpet tiles, perimeter trunking, suspended ceiling, CAT II or LED lighting and radiator heating. Occupiers can enjoy the following amenities: a private carpark, communal kitchen/breakout space, an attractive communal courtyard and shared WC facilities. The property also benefits from a lift.

Location

Christchurch House occupies a prominent position in Luton town centre, off Upper George Street and clearly visible from the inner ring road (A505). All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc. Nearby arterial routes consist of the above-mentioned A505, M1 (Junction 10) and the A6 between Luton and Bedford.

Accommodation

The accommodation comprises the following:

Name	sq ft	sq m	Rent	Service charge	Availability
Ground - Suite 1-3	1,989	184.78	-	On Application	Let
Ground - Left Hand Suite	3,533	328.23	-	On Application	Let
1st - Suite 101	280	26.01	-	On Application	Let
1st - Suite 103	448	41.62	-	On Application	Let
1st - Suite 104	416	38.65	£4,140 /annum exclusive	£4,421 /annum	Available
1st - Suite 107	840	78.04	-	On Application	Let
1st - Suite 109	907	84.26	£9,025 /annum exclusive	£9,638 /annum	Available
1st - Suite 110	643	59.74	-	On Application	Available
1st - Suite 105	466	43.29	£4,636 /annum	On Application	Available
1st - Suite 106	151	14.03	£1,502 /annum	On Application	Available
Total	9,673	898.65			

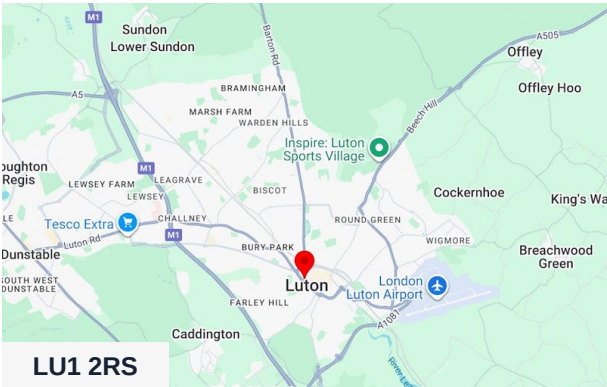
Terms

The suites are available to lease individually or combined, upon flexible terms. Occupation can be given for a minimum of 6 months, with longer terms also being acceptable. The service charge is inclusive of the tenant’s gas and common area electricity. The tenant is liable for the electric within their office suite which is billed monthly based upon floor area. In addition, the tenant is liable for their comms and Business Rates - if applicable.

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs



Viewing & Further Information



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