



## Regional House, 28-34 Chapel Street, Luton, LU1 2SE

Town Centre Office Premises to let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,198 to 2,500 sq ft / 204.20 to 232.26 sq m
<b>Rent</b>	£25,000 per annum
<b>Business Rates</b>	Arlesey Suite £26,500 (RV). Someries Suite £27,750 (RV).
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Town centre location
- Public transport links
- Passenger lift
- Suitable for a variety of Uses
- Nearby car parks

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## Location

Regional House is located within the heart of Luton town centre, having good visibility from Park Viaduct/Stuart Street. There are various car parks within the vicinity.

## Description

The purpose built building has been used for a variety of uses including office, leisure, gymnasium, place of worship etc. We recently let the rooftop terrace for use as a shisha bar.

There are two suites available:

First Floor, Arlesey Suite: 2,198 sqft/204.41 sqm @£25,000 per annum exclusive.

Third Floor, Someries Suite: 2,500 sqft/232.50 sqm @£25,000 per annum exclusive.

## Terms

The suites are available upon new Internal Repairing & Insuring leases for a term to be agreed.

## VAT

VAT is payable at the appropriate rate if applicable.

## Rateable Value

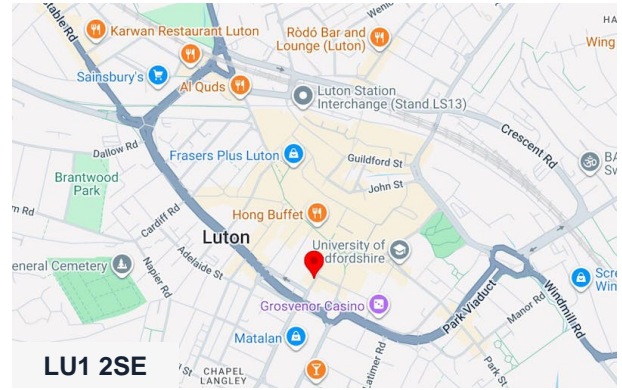
Arlesey Suite - RV £26,500

Someries Suite - RV £27,750.

Please note this is not rates payable.

## Legal Costs

Each party to pay their own professional fees incurred.



## Viewing & Further Information



**Stephen Wood**

01582 401 221 | 07798 610 003

s.w@srwood.co.uk