

Town Centre Office Suite with Parking

28-30 Victoria Street, Luton, Bedfordshire, LU1 2UA

TO LET

2,805 SqFt (260.55 m²)



KEY FEATURES

- Carpeting
- Radiator heating
- Suspended ceiling
- Window blinds
- Lift access
- LED lighting
- Air conditioning
- Solid floor
- 2 allocated parking spaces

LOCATION

The premises are one of the most prominent office buildings within the town centre overlooking the roundabout junction of Castle Street/Chapel Viaduct/Park Viaduct.

DESCRIPTION

Purpose built four storey office premises with on-site parking. The suite is mainly open plan with a private kitchen and loft access.

TERMS

Available upon a new Internal Repairing and Insuring lease for a term to be agreed at **£27,400** per annum exclusive.

RATEABLE VALUE

To be confirmed.

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are advised by our client that VAT will apply.

VIDEO-TOUR

Click here to watch a video-tour for the subject premises.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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