

Town Centre Office Suites with Parking

TO LET

Victoria House, 14-26 Victoria Street, Luton, Bedfordshire, LU1 2UA

from 858 Sq ft (from 79.71 m²)



REAR SUITE (2nd Floor)

- Skirting trunking
- Solid floor
- Carpeting
- Suspended ceiling
- Window blinds
- Allocated parking
- Kitchenette
- One allocated parking space
- Radiator heating
- Security features
- Double glazed
- LED lighting
- Air conditioning
- Entry phone
- Communal w/c facilities

FRONT SUITE (2nd Floor)

Facilities largely as per the rear suite but with 2 allocated parking spaces.

FIRST FLOOR

- Laminated flooring
- Suspended ceiling
- Cat II lights
- Air conditioning
- Security features
- Radiator heating
- Kitchenette
- Double glazing
- Skirting trunking
- Two allocated parking spaces

LOCATION

Victoria Street is located off the Stuart Street (inner ring road) dual carriageway and benefits from good access to the town centre, London Luton Airport and M1 J10.

DESCRIPTION

We are marketing two vacant office suites upon the second floor which can be let together or individually. Both suites are soon to be redecorated etc. We are also marketing a first-floor suite.

Component	SqFt	M ²
Rear suite 2 nd floor	858.09	79.71
Front suite 2 nd floor	1,236.67	114.89
1 st floor	1,550.49	144.04
Total site area	3,645.25	338.64

TERMS

The suites are available upon new Internal Repairing and Insuring leases for a term to be agreed. Rear suite, 2nd floor at **£8,600** per annum exclusive. Front suite, 2nd floor at **£12,400** per annum exclusive. First floor **£15,500**.

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 is not applicable.

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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