

First Floor Office Suite

Conquest House, 248 Toddington Road, Luton, Bedfordshire, LU4 9DZ

TO LET

524 SqFt (48.68 m²)



LOCATION

The property is prominently located at the junction of Toddington Road and Sedgewick Road, having good access to M1 (J11a) and Legrave train station.

DESCRIPTION

The office benefits from carpet tiles, vertical blinds, dado trunking, radiator heating, and access to a kitchenette. Road parking is available nearby.

TERMS

Available upon a new lease for a term to be agreed at a commencing rental of **£6,300** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is 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

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if 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)



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) Email: admin@srwood.co.uk Website: www.srwood.co.uk
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