

Town Centre Office Suites & Parking

TO LET

Raglan House, 28-34 Alma Street, Luton, Bedfordshire, LU1 2PL



LOCATION

Raglan House has a prominent position on Alma Street in Luton town centre, close to St George's Square. Within proximity are all of Luton's town centre amenities, including (but not limited to): The Mall, Luton Mainline Train Station, various eateries and cafes, banking, Town Hall, etc.

DESCRIPTION

The purpose-built office property is arranged over four floors and benefits from a passenger lift and allocated parking.

TERMS

Premises:	Size:	Rent PA:	Service Charge PA:	Insurance PA:	Total PA:	Rateable Value:	Parking:
2 nd Suite 1 (available 02/08/2025)	1,700 SqFt (157.94m ²)	£16,915	£9,148	£1,188	£27,251	£21,500	3
2 nd Floor Suite 2	1,350 SqFt (125.42 m ²)	£13,435	£7,263	£901	£21,599	£16,750	2
3 rd Floor Suite	2,775 SqFt (257.80m ²)	£27,610	£14,932	£1,954	£44,496	£30,750	3

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.

VIEWING

For further information or an appointment to view, please contact letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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