

TOWN CENTRE OFFICES

Community House, 15 New Bedford Road, Luton, Bedfordshire, LU1 1SA

TO LET

186-621 SqFt (57.68 m²)



LOCATION

Community House is prominently located within Luton town centre, having access to all facilities and the central train station. Positioned at the junction of Collingdon Street/Inkerman Street/New Bedford Road.

DESCRIPTION

The available suites are located upon the third floor of this purpose-built office building and benefit as follows:

Suite 306 – 185.78 sqft/17.26 sqm

Suite 307-308 – 435.08 sqft/40.42 sqm

Total: 57.68 sqm

TERMS

The rental, which is payable quarterly in advance, is inclusive of electric heating, lighting, water, common area cleaning, toiletries, refuse disposal, etc. **No deposit is required.** Suite 306 is available at **£5,550** per annum and Suite 307-308 at **£13,050** per annum.

RATEABLE VALUE

To be confirmed. The tenant is responsible for Business Rates payment where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

VAT is applicable.

VIEWING

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



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