



Raglan House, 28-44 Alma Street, Luton, LU1 2PL

Modern Town Centre Office Premises | Rent Incentives Available (STC)

Summary

Tenure	To Let
Available Size	2,775 sq ft / 257.81 sq m
Rent	£27,610 per annum
Service Charge	N/A
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Modern Specification
- Variety of sizes available
- Rent Free Period
- Private Parking

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Location

Raglan House occupies a prominent position on Alma Street in Luton town centre, close to St George’s Square. All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc.

Description

The purpose-built office property is arranged over four floors and benefits from a passenger lift and allocated parking to the rear. Office suites are modern in nature, including carpet tiles, perimeter trunking, suspended ceiling, LED lighting, vertical blinds, radiator heating and kitchenette facilities.

Accommodation

The premises comprises the following:

Name	sq ft	sq m	Rent	Service charge	Availability
2nd - Suite 1	1,700	157.94	exclusive	£9,148 /annum	Let
2nd - Suite 2	1,350	125.42	-	On Application	Let
3rd - Third Floor	2,775	257.81	£27,610 /annum	£14,932 /annum	Available
Total	5,825	541.17			

Terms

Available upon a new internal repairing and insuring lease for a term to be agreed. Please refer to the availability schedule for costings.

We draw attention to the fact that our client will offer rent incentives to incoming tenants (STC).

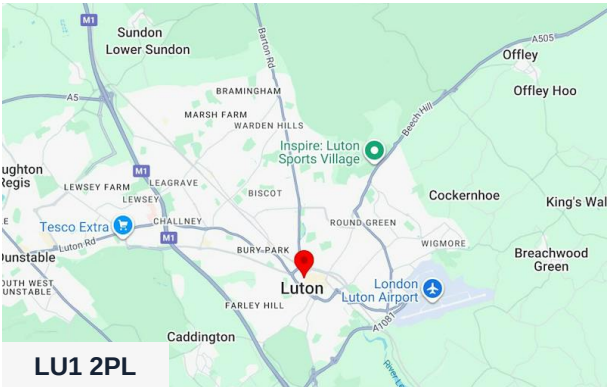
Following recent lettings, there is only one suite left for lease (third floor).

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

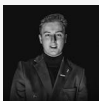
Each party is to bear its own costs incurred.



Viewing & Further Information



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