

To Let

Office Property



The Atrium, Park Street West, Luton, LU1 3BE

- 4,900 sq ft
- Prominent town centre building
- Close to town centre amenities
- 20 car parking spaces

Jessop & Co.

Chartered Surveyors & Commercial Property Advisors. Regulated by RICS

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Location

The Atrium occupies a central location within Luton town centre being located off Park Street West just to the north of Park Viaduct, which forms part of the town's inner ring road and within walking distance of The University of Bedfordshire, the town's shopping facilities and mainline railway station. The M1 motorway and London Luton Airport are a short distance away.

Description

The Atrium is a modern office building arranged on ground and first floors and having undergone substantial refurbishment in 2002. The available accommodation is accessed from its own entrance direct from Park Street West. The remainder of the building is let to The University of Bedfordshire as administrative offices.

The building is one of the most recent to be to be refurbished in the town centre and offers features such as:

- Air-conditioning
- Perimeter trunking
- DDA compliant
- Kitchen facilities
- Security controlled car park access barriers
- 20 car parking spaces (additional spaces may be available)

Accommodation

The available accommodation is located on the ground floor and can provide a mixture of open plan and cellular offices or completely open plan if required.

Area	Sq Ft	Sq M
Ground Floor	4,900	455.39

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VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand the accommodation has the following rating assessment:

Offices - £51,500

We would advise prospective occupiers to check with the Valuation Office Agency on 0300 0501501.

Terms

The accommodation is available to let on an effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

A service charge will be payable for the up-keep of the common part areas. Further details are available on request.

EPC

The property has an EPC rating of D (88).

Viewing and Further Information

Strictly by appointment with appointed agent Jessop & Co.

Paul Jessop MRICS

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