

To Let Office Property

Jessop
& Co

01582 346110

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**1,997 sq ft
(185.59 sq m)**



- **1,997 sq ft**
- **Prominent town centre building**
- **Close to town centre amenities**
- **Air-conditioned**
- **DDA Compliant**
- **4 car parking spaces**

**AW House,
Stuart Street,
Luton,
LU1 2SJ**

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Maxet House, Liverpool Road, Luton LU1 1RS

AW House, 6/8 Stuart Street, Luton, LU1 2SJ

Location

AW House occupies a prominent location on Stuart Street, which forms part of the town's inner ring road, within walking distance of the town's shopping facilities and mainline railway station. The M1 motorway and London Luton Airport are a short distance away. Directly opposite the property is a Bannatyne Gym, Premier Inn Hotel and a multi-storey car park.

Description

AW House is one of Luton's landmark buildings and home to such occupiers as GMAC, Capita and HM Passport Office. The available accommodation is located on the first floor and accessed from a manned reception area having the benefit of two 10 person passenger lifts.

AW House benefits from the following amenities:

- Air-conditioning
- Raised floors
- DDA compliant
- Fully equipped gym
- Kitchen facilities
- 4 car parking spaces

Floor Area

The accommodation has a floor area of approximately 1,997 sq ft. (185.59 sq m) measured on a net internal area basis.

All measurements are approximate and measured on a Net Internal Floor area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rating

The accommodation has the following rating assessment:

Described as - Offices & Premises
Rateable Value - £21,750

Terms

The accommodation is available by way of a new internal repairing and insuring lease for a negotiable term of years.

A service charge is levied to contribute towards the maintenance of the common parts of the building and the provision of heating & cooling..



Quoting Rental

Upon application.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Vat

Rents are quoted exclusive of VAT.

EPC

The property has an EPC rating of E (118).

Viewing and Further Information Strictly by appointment with appointed agent:

Jessop & Co

Paul Jessop MRICS

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