

To Let Office Property

**Jessop
& Co**

01582 346110

www.jessopco.co.uk

**1,170 sq ft
(108.74 sq m)**



- **1,170 sq ft**
- **Prominent town centre building**
- **Close to town centre amenities**
- **Air-conditioned**
- **DDA compliant**
- **3 car parking spaces**

**Part Third Floor
AW House
Stuart Street
Luton
LU1 2SJ**

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

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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 Capita, HM Passport Office and many professional organisations. The available accommodation is located on the third floor and comprises a self-contained suite accessed via a manned reception area with 24/7 access and 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

Floor Area

The accommodation is located on the third floor and has a floor area of approximately 1,170 sq ft. (108.74 sq m) measured on a net internal area basis.

The accommodation is currently arranged to provide a mixture of meeting rooms and open plan offices.

Rating

The accommodation has the following rating assessment:

Description: Offices & Premises

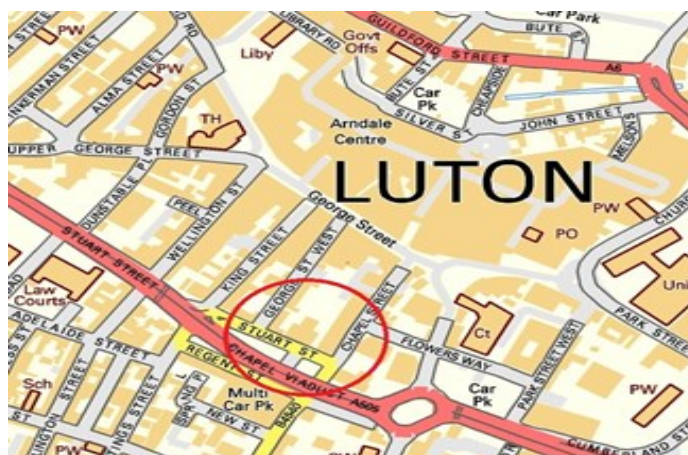
Rateable Value: £14,000

(Please note this is not the rates payable).

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.



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

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