

# To Let



**St Nicholas House**  
**15/17 George Street**  
**Luton**  
**LU1 2AF**

- **735 sq ft**
- **Prominent town centre building**
- **Close to town centre amenities**
- **Opposite Crown Court**
- **Second floor**
- **Ready for immediate occupation**
- **On-site building manager**

# St Nicholas House, 15/17 George Street, Luton, LU1 2AF

Jessop  
& Co

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## Location

St Nicholas House occupies a central location within Luton town centre being located on George Street the town's main pedestrianised shopping street.

The property is directly opposite the Mall Shopping Centre, adjacent to the Crown Court and a short walk from the University of Bedfordshire and mainline railway station.

The M1 motorway at Junctions 10 & 11 are a short drive away whilst domestic and international flights are available at London Luton Airport.

## Description

St Nicholas House comprises a modern retail and office building arranged on ground and three upper floors.

The ground floor retail unit is occupied by Royal Bank of Scotland whilst the office accommodation is accessed via a office reception having the benefit of a passenger lift.

The premises benefit from the following amenities:

- 4 person passenger lift
- Suspended ceilings with recessed lighting
- Fully carpeted
- Good natural light
- Gas fired central heating
- Perimeter trunking
- On-site building manager

## Floor Area

Second Floor Suite N213 - 735 sq ft (68.25 sq m)

All floor areas are in accordance with IPMS:Office Buildings.

## Rating

The accommodation will have the following combined rating assessment in the proposed 2017 rating list:

Rateable Value - £5,800

Please note that this is not the rates payable. Further information in respect of the rates payable can be obtained from the Valuation Office Agency.



## Terms

The property 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 structure and the upkeep of the common parts of the building.

## Quoting Rental

£9,750 per annum payable quarterly in advance.

## 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 D (89).

Viewing and further information strictly by appointment with appointed agent :

**Jessop & Co**

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