

To Let

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& Co

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Office Property



AW House
6/8 Stuart Street
Luton
LU1 2SJ

- **3,250 sq ft**
- **Prominent town centre building**
- **Close to town centre amenities**
- **Air-conditioned**
- **Fourth floor**
- **DDA compliant**

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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 many professional organisations. The available accommodation is located on the fourth floor and accessed from 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
- Car parking

Floor Area

The accommodation is located on the fourth floor and has a floor area of approximately 3,250 sq ft (301.96 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 with its own kitchen/breakout area.

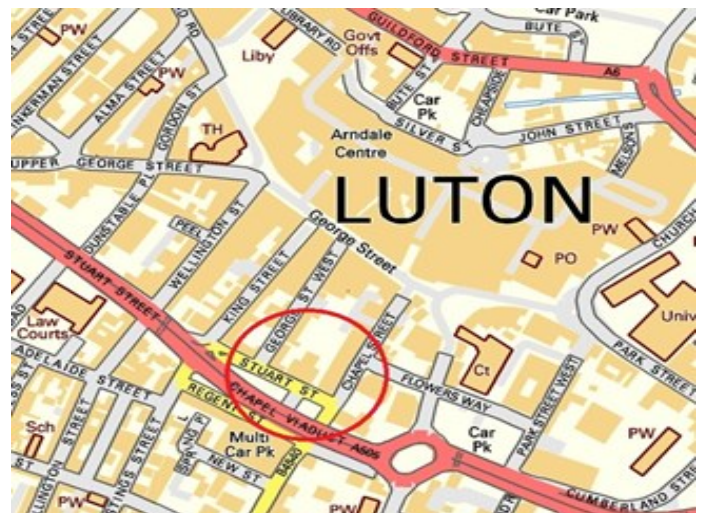
Rating

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

Rateable Value - £33,000

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 of the building and the upkeep of the common parts of the building.

Quoting Rental

£46,000 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 E (118).

For viewing and further information please contact:

Jessop & Co

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