

TO LET

OFFICES

Jessop & co



The Hat Loft, Mill Yard, Luton, LU1 2NR

- 580 sq ft
- Self-contained office building
- Town centre location close to train station
- Comprehensively refurbished
- Air-conditioned
- Suit a variety of uses

The Hat Loft, Mill Yard, Luton, LU1 2NR

LOCATION

The Hat Loft occupies an excellent location just off Guildford Street, within a short walk of the town's shopping facilities and mainline railway station. There are a number of public car parks close by. The M1 Motorway and London Luton Airport are a short distance away.

The property is strategically positioned in the heart of the Luton Cultural Quarter which is a growing cluster of creative and independent businesses, arts venues, restaurants, public art and outdoor events. The Bute and Guildford Street area hosts the Hat Factory Arts Centre, Youthscape, the Bear Club, and the University of Bedfordshire Art & Design School.

DESCRIPTION

The Hat Loft comprises a two-storey self-contained former hat factory that has recently been refurbished to provide stunning contemporary office accommodation that would suit a variety of occupiers ranging from professional firms through to creative and media organisations looking for offices with a unique character.

The property is located to the rear of 28a Guildford Street but accessed from Mill Yard.

The available accommodation is arranged on ground and first floors and benefits from the following amenities:

- Refurbished
- Contemporary offices
- Self-contained building
- Close to railway station
- Air-conditioned
- Suit a variety of uses

FLOOR AREA

The property has the following net internal floor areas:

Ground Floor: 272 sq ft (25.27 sq m)
First Floor: 308 sq ft (28.61 sq m)
Total: 580 sq ft (53.88 sq m)

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

RATING

The offices have a Rateable Value of £2,700.

An occupier may benefit for exemption from business rates under the small business rates relief scheme.



TERMS

The premises are available by way of a new full repairing and insuring lease for a negotiable term.

QUOTING RENTAL

£11,000 per annum exclusive.

A rent deposit may be required depending upon the financial status of the ingoing tenant.

LEGAL COSTS

Each party to meet their own costs.

VAT

Rents are quoted exclusive of VAT.

EPC

To be confirmed.

For viewings and further information please contact the letting agent:

Jessop & Co
01582 346110
paul@jessopco.co.uk

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