

# TO LET OFFICES

# Jessop & co



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

- Various suites from 110 sq ft to 980 sq ft
- Landmark office building
- Town centre location close
- Refurbished
- Air-conditioned
- Car parking

# 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 corporate & professional organisations including General Motors, Duncan Lewis Solicitors, DX and Impact Healthcare.

The available accommodation is located on either the first or second floors and is accessed from a manned reception area with 24/7 access and having the benefit of two recently refurbished 10 person passenger lifts.

AW House benefits from the following amenities:

- Manned reception
- 24/7 access
- Air-conditioning
- Raised floors
- DDA compliant
- Fully equipped gym
- Kitchen facilities
- Car parking available

The accommodation is arranged to provide a variety of small office suites with a mixture of open plan offices and some with meeting rooms. Each benefits from shared kitchen facilities.

## FLOOR AREA

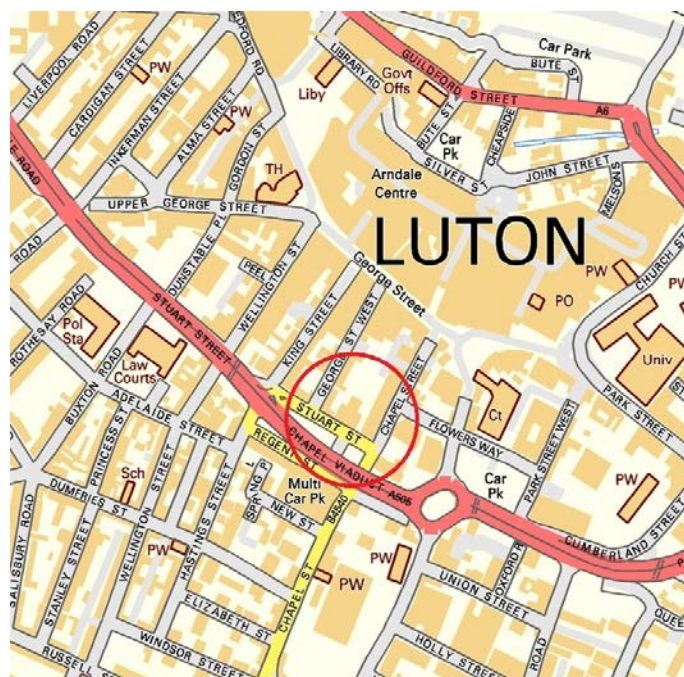
The available office suites have net internal floor areas ranging from 110 sq ft through to 980 sq ft.

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

## RATING

The offices have a variety of rateable values, many of which will provide an occupier with exemption from business rates under the small business rates relief scheme.

Further details are available upon request.



## TERMS

The premises are available by way of either new full repairing and insuring leases for a negotiable term or on an all inclusive fully serviced basis.

## QUOTING RENTAL

Upon application.

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

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

For viewings and further information please contact the letting agent:

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

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# AVAILABLE SUITES

## SECOND FLOOR

110 sq ft

111 sq ft

113 sq ft

184 sq ft

227 sq ft

236 sq ft

595 sq ft

## First Floor

212 sq ft

540 sq ft

980 sq ft