

TO LET

OFFICES

Jessop & co



Sceptre House, 7/9 Castle Street, Luton, LU1 3AJ

- 4,628 sq ft (430 sq m)
- Landmark office building
- Town centre location
- Second floor
- Mixture of open plan & cellular offices
- Car parking

Sceptre House, 7/9 Castle Street, Luton, LU1 3AJ

LOCATION

Sceptre House occupies a prominent location on the corner Castle Street and Flowers Way close to the A505 Park Viaduct 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 both easily accessible.

DESCRIPTION

Sceptre House provides modern office accommodation suitable for a wide range of corporate and professional organisations. The property is immediately adjacent to Luton Crown Court.

The available accommodation is located on the second floor and is accessed from an attractive reception area with 24/7 access and having the benefit of an 8 person DDA compliant passenger lift.

Sceptre House benefits from the following amenities:

- Reception area
- 24/7 access
- Raised floors
- DDA compliant
- Kitchen facilities
- 5 Car parking spaces

The accommodation is arranged to provide a mixture of open plan and partitioned offices and meeting rooms with a separate kitchen/break out area.

FLOOR AREA

The available offices provide the following net internal floor areas:

Second floor: 4,628 sq ft (430 sq m)

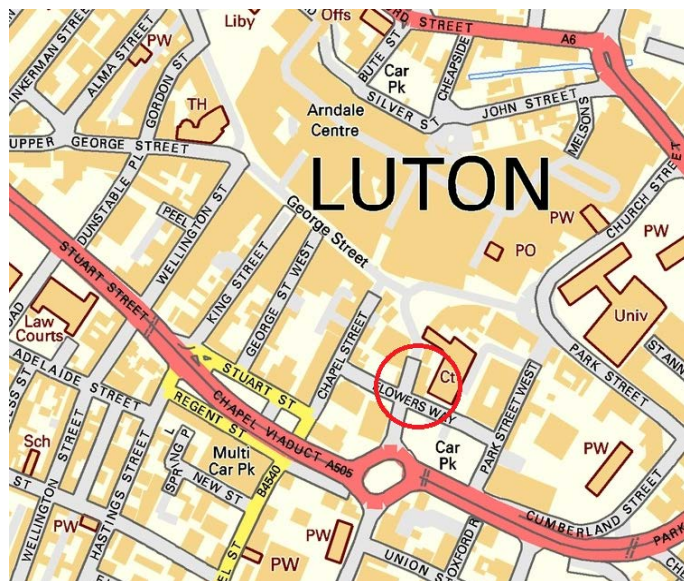
All floor areas are in accordance with RICS Code of Measuring Practice.

RATING

The offices are assessed as follows in the 2017 Rating List:

RV £42,500

Please note this is not the amount of business rates payable.



TERMS

The premises are available by way of a new full repairing and insuring leases for a term to be agreed.

QUOTING RENTAL

£65,000 per annum.

A service charge is payable for the upkeep of the common part areas.

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 C (75).

A copy of the certificate is available.

For viewings and further information please contact the letting agent:

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

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