

**2A REGINALD STREET
LUTON, BEDFORDSHIRE
LU2 7QZ****SELF CONTAINED OFFICE BUILDING
WITH PARKING****TO LET****1,357.05 SQ FT (126.12 SQ M)****LOCATION**

The detached, self contained, two storey building is located close to the junction of Old Bedford Road and Reginald Street, having good access to the town centre and central train station.

DESCRIPTION

The building benefits:

- ❖ Double glazing.
- ❖ 2 allocated parking spaces.
- ❖ Partial suspended ceiling.
- ❖ Partial air conditioning.
- ❖ Radiator heating.
- ❖ W/c and kitchen, and store room with roller shutter.
- ❖ Solid floor at ground, suspended timber floor at first.
- ❖ Carpet tiles.
- ❖ Security features.
- ❖ Window blinds.
- ❖ Ground floor 659.91 sq ft/61.33 sq m.
- ❖ First floor 697.14 sq ft/64.79 sq m.

Cont/....

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Registered in England No. 2780388 • VAT No: 354 1306 82

TERMS Available upon a new full repairing and insuring lease for a term to be agreed at a commencing rent of £12,500.00 per annum exclusive.

LEGAL COSTS Each party to bear their own legal costs incurred.

VAT Plus VAT at the appropriate rate if applicable.

RATEABLE VALUE We have verbally been informed by Luton Borough Council that the rateable value is £5,400.00. (Please note this is not the rates payable.)

SMALL BUSINESS RATE RELIEF Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

VIEWING For further information or an appointment to view, kindly contact sole letting agents S R Wood & Son Ltd. Tel. 01582 401 221.