

To Let



The Atrium
Park Street West
Luton
Beds
LU1 3BE

Town Centre Offices

6,241 – 16,748 Sq Ft
(579.81 – 1,555.87 Sq M)

- Situated in Luton Town Centre
- Walking distance of Luton mainline train station
- Various size options available
- Would suit offices or other uses such as educational, leisure or medical
- Excellent parking ratio 1:233 sq ft
- Air conditioned

Location

The Atrium is accessed from Park Street West and the A505 ring road dual carriageway. It is within 200 metres of Luton Town centre with its retail and leisure facilities and ½ mile from Luton mainline railway station which offers both Thameslink and Midland mainline Services to Central London and London Gatwick Airport. There are excellent road communication links with the M1 (Junction 10) within 2 miles.

Description

The Atrium is a detached building formerly used by Whitbread brewery and converted to provide modern office space with extensive parking. The available offices form the majority of the ground floor including the impressive Atrium area with front and rear entrances/receptions as well as the entire first floor.

The accommodation can be let as a whole or let in a variety of self-contained size options. Whilst fitted out as modern offices, other use types such as educational, medical or leisure would be considered.

There are 72 allocated parking spaces at a ratio of 1:233 square feet.

Lease/Terms

Rent on application.

The building can be let as a whole, as two suites or a combination. The lease(s) will be full repairing for a term to be agreed.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

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Accommodation

NIA – Net Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor & Atrium	579.81	6,241
1 st Floor	976.06	10,506
Total	1,555.87	16,748

Areas quoted are approximate and should not be held as 100% accurate.

EPC

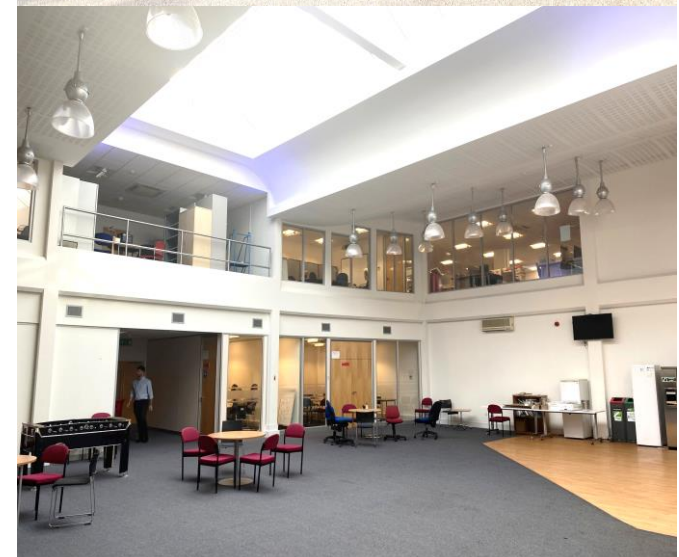
Rating C - 74

Business Rates

The rates payable will be calculated depending on the area demised and details available upon request.

Service Charge

There is a service charge for contribution towards common part and external repair and maintenance. Details available upon request.



Viewings

Strictly by appointment only.

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