

TO LET



Suite 105 Plaza 668
668 Hitchin Road
Luton
Bedfordshire,
LU2 7XH

- Prominently located on the A505 Hitchin Road
- Open plan office accommodation
- Allocated secure car parking
- Good access links to A5, A6 and the M1

Location

Plaza 668 is prominently located on the A505 Hitchin Road, to the North East of Luton Town Centre, providing good transport links to the A6, A5 and the M1 Motorway.

Luton Town Centre is 1.8 miles from the property and Luton Train Station is within 2 miles.

Description

Plaza 668 is a three storey detached office building prominently located on Hitchin Road (A505).

Suite 105 is a first floor, open plan office with allocated car parking.

Terms

To Let: £13,910 per annum

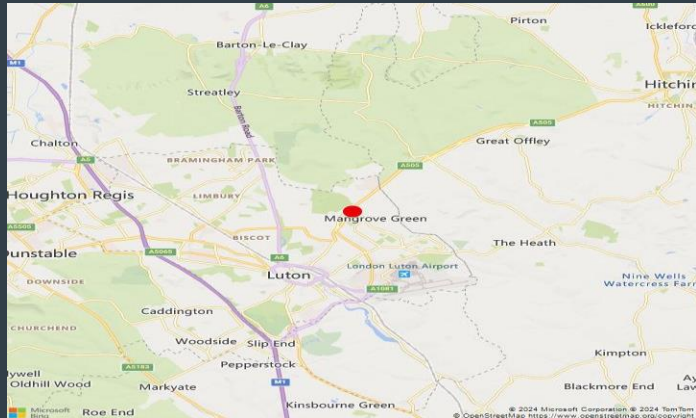
Service Charge: £19,195 per annum (includes gas and electricity usage for the suite)

Insurance: £1,020 per annum

VAT: Applicable

EPC

The property has an EPC rating of: TBC



Accommodation

Plaza 668 is a three storey detached office building. Suite 105 is a ground floor, open plan office with allocated car parking.

The office space includes 5 private secure parking spaces.

Specification:

- All mains services
- Gas Central heating
- WC and kitchen facilities
- Suspended ceilings
- Recessed lighting

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

| Accommodation | Sq Ft | Sq M |
|---------------|--------------|---------------|
| Total | 1,398 | 129.87 |

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

Business Rates

Rateable value: £13,000

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact;

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