

TO LET



5th Floor Jansel House
Hitchin Road
Luton
Bedfordshire,
LU2 7XH

- Recently refurbished
- Good transport links
- Manned reception with 24/7 secure access
- Excellent 1:204 sq. ft parking ratio
- Plentiful staff amenities

Location

Situated in Jansel Business Centre within the popular Stopsley Village area of north east Luton which benefits from good road links with easy access to the A505 and A6 plus good access to public transportation. Luton Mainline Railway Station is within 1.8 miles and Junction 10 of the M1 Motorway is within 6 miles. Local amenities include Costa Coffee, Simmons, Co-op, Inspire Leisure Centre, and Shell garage.

Description

Fifth floor office comprising predominantly open plan accommodation with two partitioned meeting/board rooms, a further two individual offices, and a kitchen/dining area.

The office has been refurbished with new carpeting, inset LED panel lighting, and air-conditioning and benefits from staffed reception, passenger lift, 24/7 secure fob entry access, extensive glazing to the front and rear elevations providing excellent levels of natural light, and 20 secure allocated parking spaces giving a ratio of 1:204 sq. ft.

Terms

Available on a new IRI lease for a term to be agreed at a rent of **£40,540 per annum exclusive***

*There is a service charge payable for the provision maintenance and repair of the common areas, including heating and electricity usage at **£10.70 per sq. ft** for years 2024/25.

EPC

D (91)

Accommodation

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

Accommodation	Sq. Ft	Sq. M
Total	4,073	378.39

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

Business Rates

From enquiries we understand the Ratable Value as of 1st April 2023 to be £35,250 giving a Rates Payable in the order of **£17,590 per annum.**

Interested parties are advised to contact the relevant Local Authority for further information.

Viewings

For further details please contact the sole agents:

Chris Richards

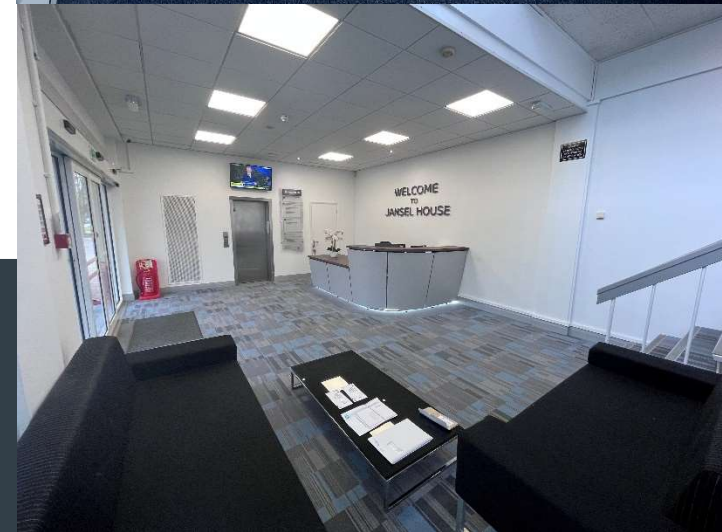
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