



wigmore place

LUTON | LU2 9EX

www.wigmoreplace.co.uk



FULLY REFURBISHED CAT A AND FITTED OFFICE SPACE AVAILABLE FROM 5,090 - 55,535 SQ FT





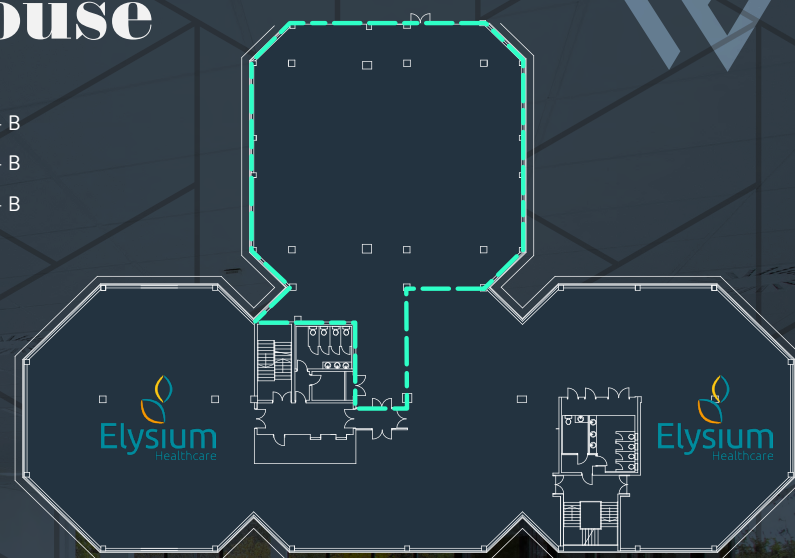
marlborough house

First floor	5,090 sq ft	472.9 sq m	EPC - B
Second floor	15,183 sq ft	1,410.6 sq m	EPC - B
Third floor	11,597 sq ft	1,077.4 sq m	EPC - B

Total	31,870 sq ft	2,960.9 sq m
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TYPICAL 2ND & 3RD FLOOR LAYOUT

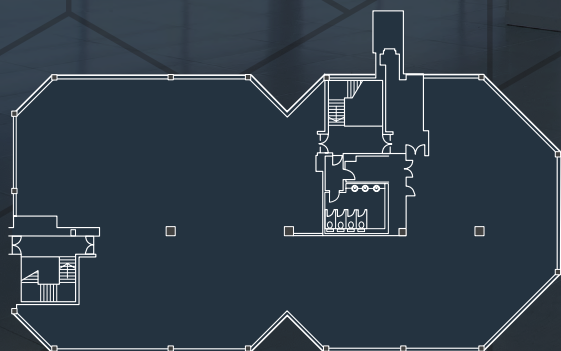


1ST FLOOR LAYOUT

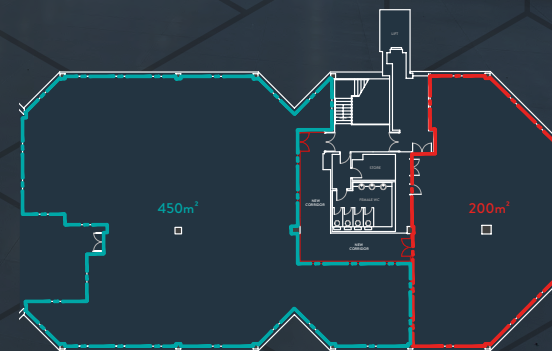
eaton house

First floor	7,889 sq ft	732.9 sq m	EPC - C
Second floor	7,889 sq ft	732.9 sq m	EPC - C
Third floor	7,887 sq ft	732.7 sq m	EPC - B

Total	23,665 sq ft	2,198.5 sq m
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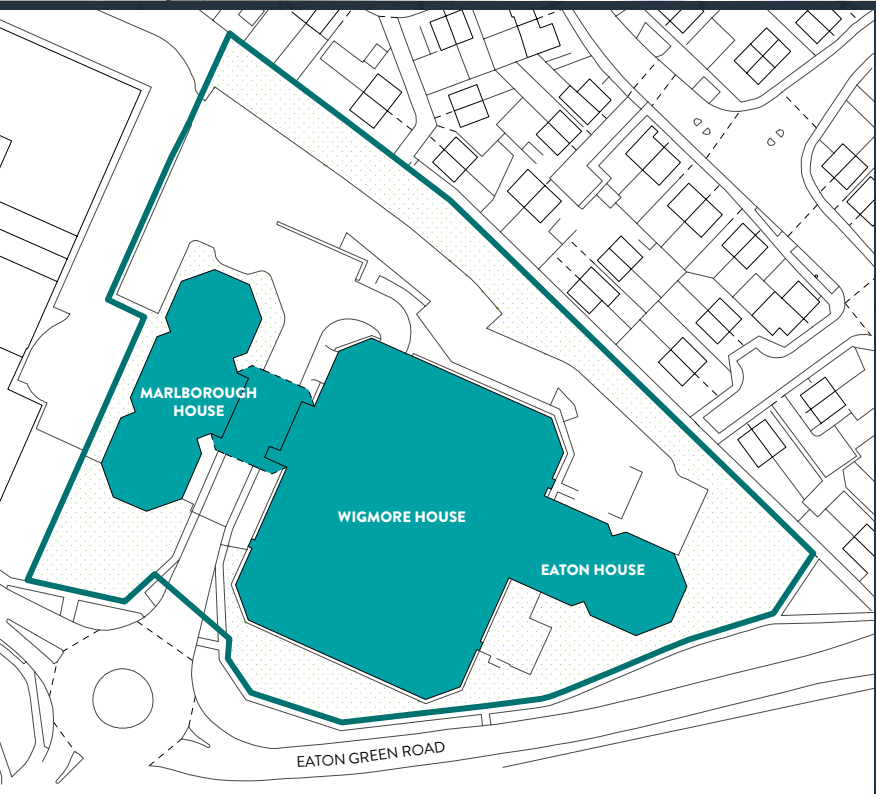


TYPICAL FLOOR LAYOUT



INDICATIVE FLOOR SPLITS

AVAILABILITY



FULLY
REFURBISHED



AIR
CONDITIONING



NEW
PASSENGER
LIFTS



RAISED
FLOORS



SUSPENDED
CEILINGS



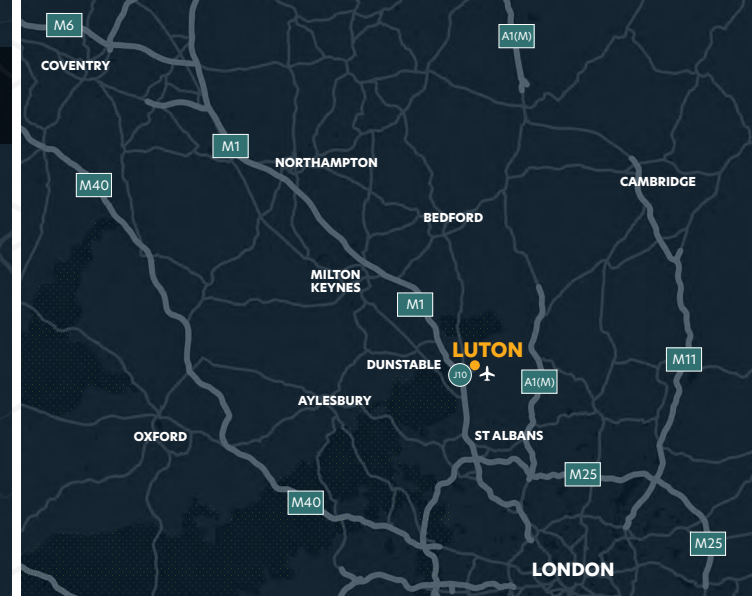
LED
LIGHTING



ON SITE
SECURITY



ALLOCATED
CAR PARKING



ROAD	
M1 (J10)	7 minutes
A1M (J8)	11 miles
M25 (J21)	14 miles
Milton Keynes	26 miles
London	33 miles

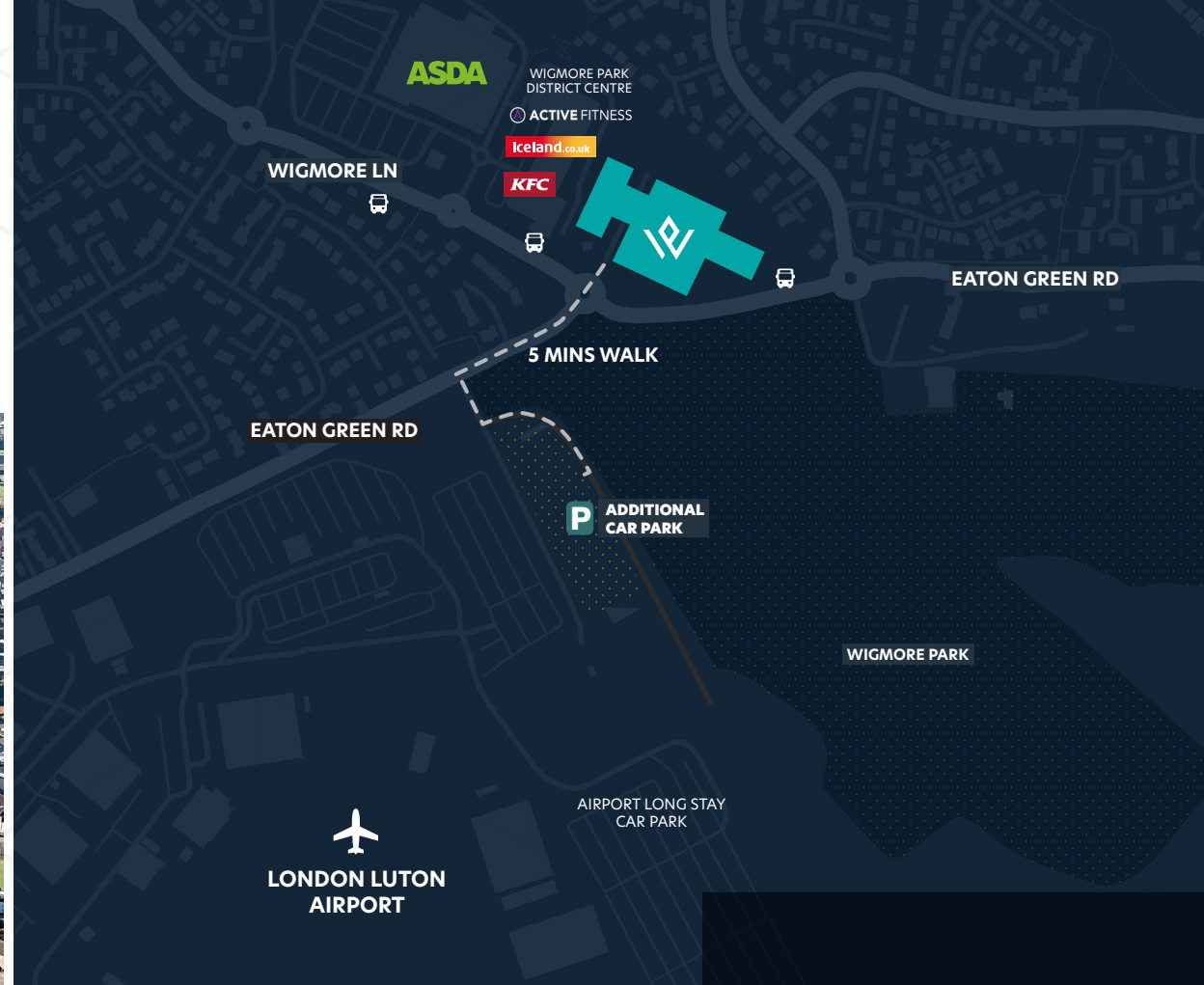
RAIL	
St Pancras London	24 mins
Bedford	27 mins

FOOT OR CYCLE	
London Luton Airport Terminal	0.5 miles
Luton Parkway Train Station	1.4 miles
Luton Train Station	2.1 miles
Luton Town Centre	2.4 miles



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WIGMORE LANE | LUTON | LU2 9EX



- ▶ The neighbouring Wigmore District Centre provides a number of retail and leisure amenities including Asda, Active Fitness and KFC
- ▶ The District Centre is served by a local bus service to the town centre and Luton station
- ▶ Allocated parking ratio of approximately 1:300 sq ft





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