

TO LET
ATTRACTIVE MODERN OFFICE
SUITES WITH PARKING
FROM 491 SQ FT TO 2,593 SQ FT



ST NICHOLAS HOUSE
GEORGE STREET
LUTON LU1 2AF

See important notice overleaf

01438 816396

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ST NICHOLAS HOUSE GEORGE STREET LUTON LU1 2AF

DESCRIPTION & SITUATION This attractive office building is located on the north side of George Street opposite the Arndale Shopping Centre within the heart of Luton Town Centre. The town is served by good communication links with Luton's main line railway station within 10 mins walk, junction 10 of the M1 being 1.5 miles distant and London Luton Airport approximately 2 miles distant.

- FEATURES**
- **ATTRACTIVE MODERN FOUR STORY OFFICE BUILDING WITH A GROUND FLOOR ENTRANCE RECEPTION**
 - **4 PERSON PASSENGER LIFT**
 - **PRIVATE CAR PARKING**
 - **SUSPENDED CEILINGS WITH RECESSED LIGHTING**
 - **RADIATOR CENTRAL HEATING**
 - **PARTITIONED OFFICES/OPEN PLAN AVAILABLE**
 - **LADIES AND GENTS FACILITIES ON EACH FLOOR**
 - **FIRE DETECTION SYSTEM**
 - **AIR CONDITIONING CAN BE PROVIDED SUBJECT TO THE LENGTH OF LEASE AGREED**

FLOOR AREAS All dimensions and areas are approximate only

First floor office suites	45.61 sq m	491 sq ft
	69.21 sq m	745 sq ft
Second floor office suites	56.85 sq m	612 sq ft
	69.21 sq m	745 sq ft

NB: Suites are available individually or in combinations

TERMS New leases are available for both short term or long term requirements.

RENT £8.50 per sq ft - pa exclusive **SUBJECT TO CONTRACT**

RATES To be advised

LEGAL COSTS Both parties reasonable legal costs to be borne by the ingoing tenant.

VIEWING Contact
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