

Apex House

Address: Suite 4, Second Floor, Apex House, 30-34 Upper
George Street LU1 2RD

Available Now



TO LET
£300 PM

Location

This premises located in the Luton Town Centre area, walking distance to local shops and amenities.

Luton is located approximately 30 miles north of London. The town has excellent communication links:

- Luton is on the M1 motorway.
- central London is approximately 30 minutes away by train.
- the town has its own international airport that provides a range of scheduled and chartered flights.

Description

This serviced office consists of a large room on the second floor in Apex House. Additionally, the building has communal kitchen, toilets and meeting rooms that is shared with the other tenants within the building.

The building is secured with key card access, has air conditioning and currently furnished with desks.

The lease has a £300 service charge on top per month which is including bills.

Accommodation

	<u>SQM</u>
Office:	36.41

Terms

This property is available on a full repairing lease for a term of 5 years, subject to an upward only rent review on the third anniversary. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.

Use

The premises is currently a community centre and is being offered for lease with specific use class requirements, only seeking proposals exclusively for activities that falls within:

As offices within the se Class : E (g)(i)

Commercial, Business & Service Use

Rent deposit

Three month's rent in advance.

Rent

Offers in the region of £300 Per Month & £300 Service Charge including bills.

Business rates

Business rates to be paid by ingoing tenant.

Rateable value: £7,500

Please note: "This is not the amount payable."

Interested parties are advised to make their own enquires at the national non-domestic rates section at the Town Hall to verify the current rates payable.

See [Valuation Office Agency](#) for all rates queries.

EPC

An Energy Performance Certificate (EPC) at a current rating of a (D)

Viewing

To arrange a viewing or for further information, please contact:

Chantelle Attwell
Property and Infrastructure
Town Hall, Luton
George Street
Luton LU1 2BQ

Telephone: 01582 547081 or 01582 546353

Email: chantelle.attwell@luton.gov.uk

Misrepresentation Act

Luton Council as vendor/lessor of the property give notice that these particulars are set out as a general guide only and do not constitute an offer or contract. All details are given in good faith and believed to be correct, however intending purchasers/lessees should not rely on them as statements or representations of facts and must satisfy themselves as to the correctness of each of them.

Value Added Tax (VAT)

All figures quoted are exclusive of VAT, which may be payable on the rent or other charges and payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, by taking appropriate professional advice.