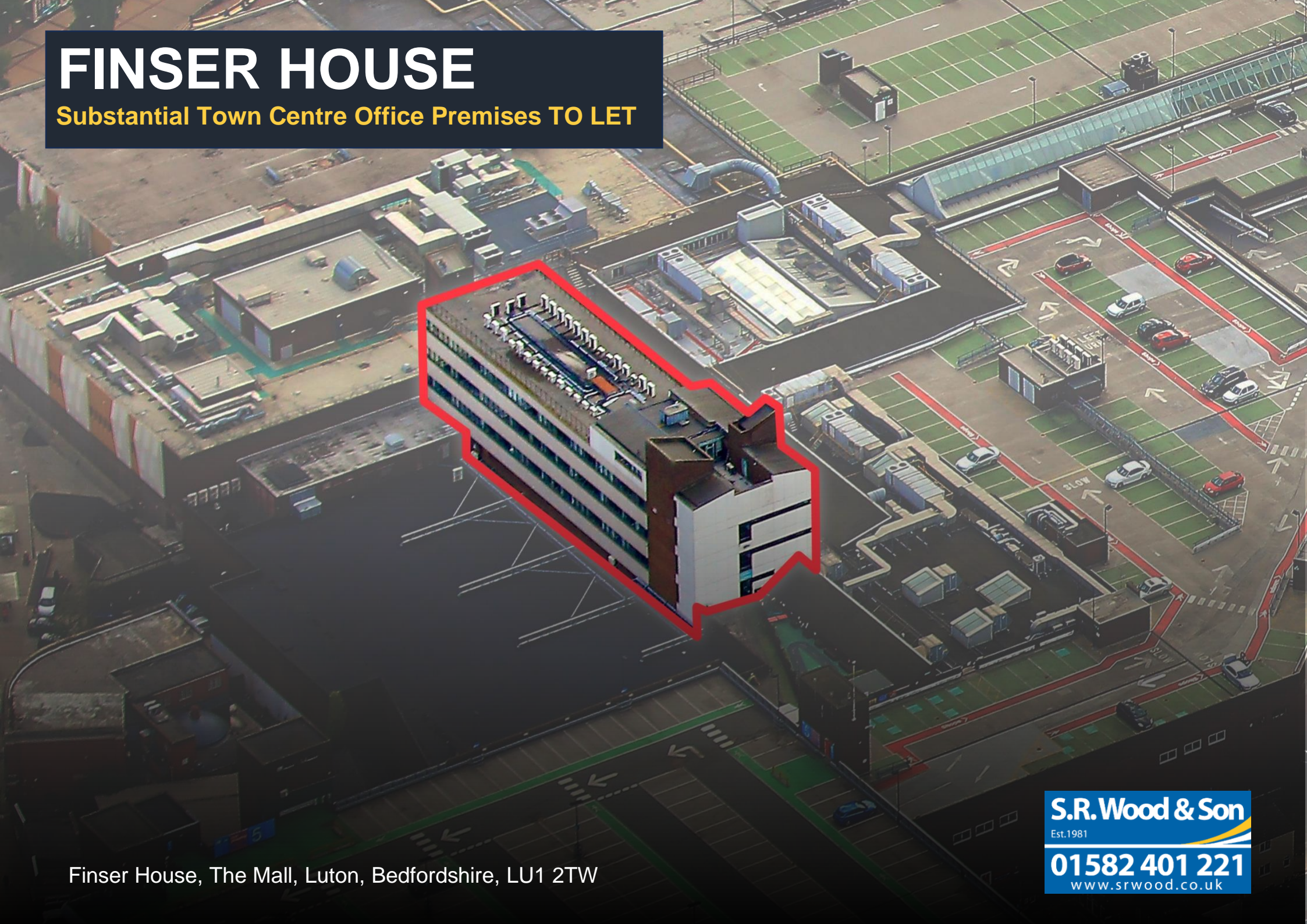


FINSER HOUSE

Substantial Town Centre Office Premises TO LET



Finser House, The Mall, Luton, Bedfordshire, LU1 2TW

S.R. Wood & Son
Est. 1981
01582 401 221
www.srwood.co.uk



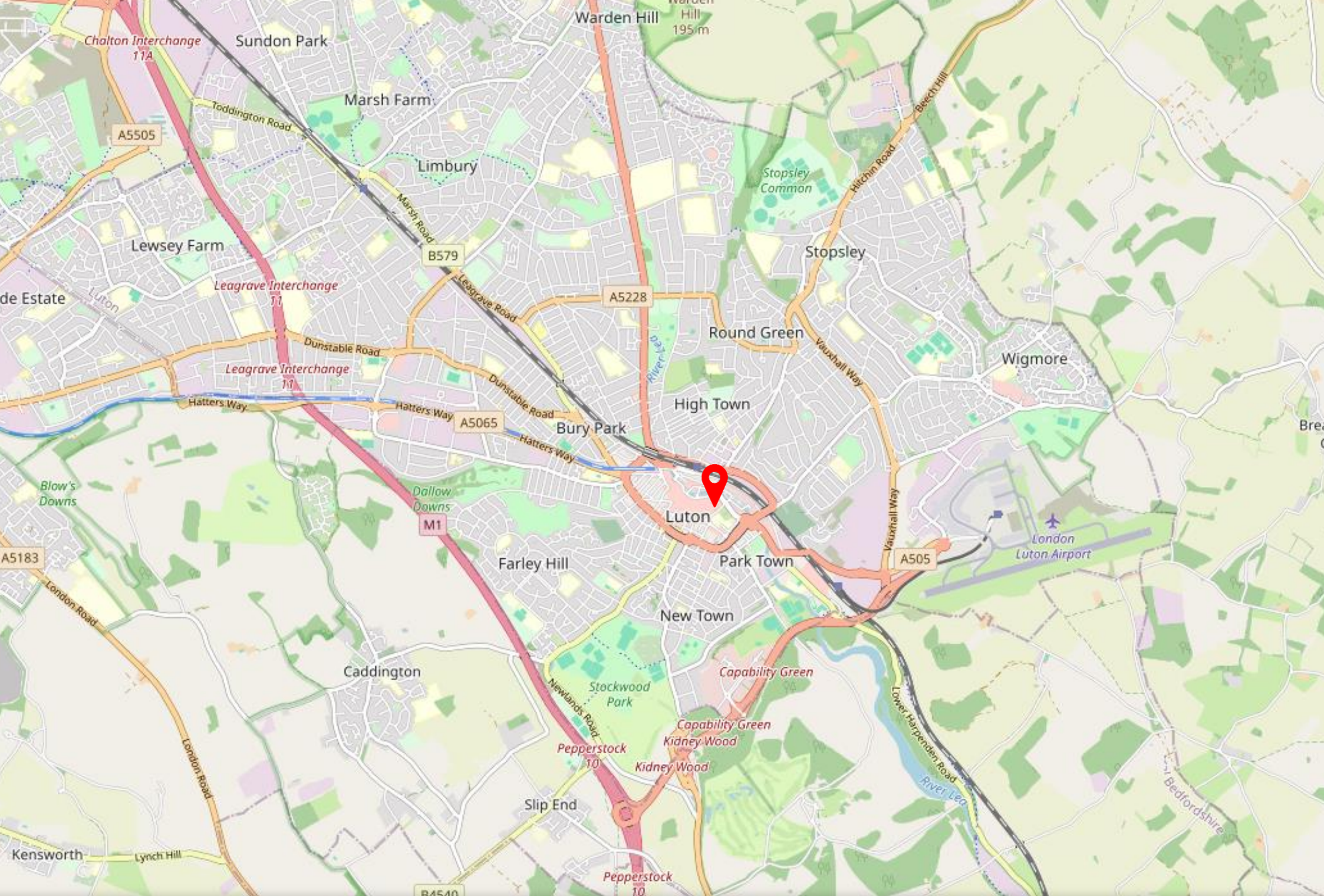
KEY FEATURES:

- Town Centre Location
- Proximity to Local Amenities
- Predominantly Open Plan
- Alternative Uses Considered (STPP)
- 24/7 Security Personnel
- Flexible Terms

ACCOMMODATION:

16,149 SqFt
(1,500 m²)

Component	SqFt	M ²
Second Floor	5,383	500
Third Floor	5,383	500
Fourth Floor	5,383	500



LOCATION:

The premises are located upon the second, third and fourth floor above The Mall in Luton town centre. The property is strategically located such that within proximity are various amenities, some of which include:

- The Mall
- Luton Mainline Train Station = 0.21 miles
- Bute Street Carpark = 0.14 miles
- LTFC Power Court Development Site = 0.13 miles
- Bedfordshire University = 0.16 miles
- Luton Parkway Station & The DART = 0.69 miles
- London Luton Airport = 1.59 miles
- Luton & Dunstable Hospital = 2.86 miles
- Local, Regional & National Businesses

DESCRIPTION:

Arranged over three floors, the premises are accessed through The Mall, its service road, or The Mall's multistorey carpark.

- Open plan layout.
- Twin WC on each floor.
- Two passenger lifts.
- Entrance lobby and central stairwell.
- Plentiful natural daylight.
- Carparking can be made available subject to agreement.
- 24/7 on-site security personnel.

TERMS:

The premises are available upon a new internal repairing and insuring (IRI) lease for a term to be agreed. The premises can be let on a floor-by-floor basis or as a whole.

Premises	Rent	Service Charge (approx.)
Second Floor	£52,000 per annum exclusive	£8,319 per annum
Third Floor	£52,000 per annum exclusive	£7,803 per annum
Fourth Floor	£52,000 per annum exclusive	£7,229 per annum
Whole	£156,000 per annum exclusive	£23,351 per annum

RATEABLE VALUE:

The premises are rated as follows (please note these are not Rates payable):

- Second Floor = £36,250
- Third Floor = £34,000
- Fourth Floor = £31,500

Please note that the Rateable Value is not the rates payable. Further information can be found at: <https://www.gov.uk/government/organisations/valuation-office-agency>

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate.



VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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