

## Town Centre Office Suites & Parking

**TO LET**

Raglan House, 28-34 Alma Street, Luton, Bedfordshire, LU1 2PL



### LOCATION

Raglan House has a prominent position on Alma Street in Luton town centre, close to St George's Square. Within proximity are all of Luton's town centre amenities, including (but not limited to): The Mall, Luton Mainline Train Station, various eateries and cafes, banking, Town Hall, etc.

### DESCRIPTION

The purpose-built office property is arranged over four floors and benefits from a passenger lift and allocated parking.

### TERMS

Premises:	Size:	Rent PA:	Service Charge PA:	Insurance PA:	Total PA:	Rateable Value:	Parking:
2nd Floor Suite 2	1,350 SqFt (125.42 m <sup>2</sup> )	£13,435	£5,448	£887	£19,770	£16,750	2
3 <sup>rd</sup> Floor Suite	2,775 SqFt (257.80m <sup>2</sup> )	£27,610	£11,199	£1,836	£40,645	£30,750	3

### LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate.

## VIEWING

For further information or an appointment to view, please contact letting agency S.R. Wood & Son Ltd.  
[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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