



LUx Offices at Victory House, Chobham Street, Luton, LU1 3BS

Flexible Office Space

Summary

Tenure	To Let
Available Size	100 to 3,000 sq ft / 9.29 to 278.71 sq m
Rent	Rent on application
EPC Rating	Upon enquiry

Key Points

- Modern Working Environment
- Kitchen/Breakout Space
- 24/7 Access
- Staffed Reception
- On-Site Parking
- Complimentary Tea/Coffee!

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Location

LUx is located on the periphery of Luton town centre, just off Park Street. The premises location mean the all town centre amenities are a short walk away. Furthermore, Luton’s wider principle amenities are within proximity, including arterial routes. For example...

- Luton Point (shopping mall) = 475m
- Bedfordshire University = 210m
- Luton Mainline Train Station = 736m
- Luton Parkway Station = 995m
- Various Retail, Food, Drink and Banking Facilities = 150m
- London Luton Airport = 1.25 miles
- M1 J10 = 1.65 miles

Description

LUx Offices are a newly developed flexi-office facility with accommodation to suit individuals or teams. The premises benefit from the following: 2-10 desk rooms, co-working space, a board room, privacy pods, kitchen/breakout space, staffed reception and a passenger lift. Tenants can also enjoy complimentary tea/coffee!

Terms

Rents are inclusive of the occupier’s utilities, cleaning, maintenance fees, business rates, reception services, etc.

- 2 desk office - £500 per month plus VAT.
- 4 desk office - £1,000 per month plus VAT (available mid April).
- 8 desk office - £2,000 per month plus VAT.
- 10 desk office - £2,500 per month plus VAT.
- Parking is available at £75 plus VAT per space (circa 50% of desk space allocation).

- Co-working space = £150 per month / £50 per week / £20 per day.
- Virtual offices / mail handling = £9.99 per month.

Rateable Value

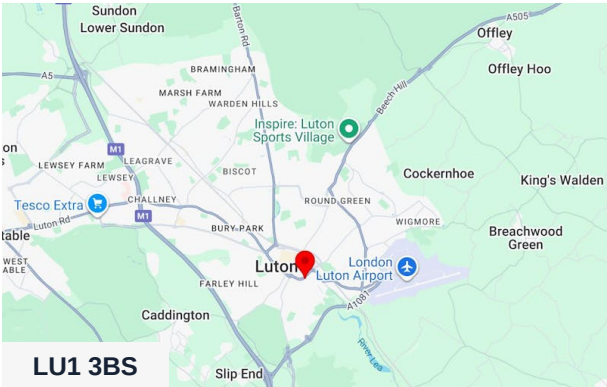
N/A

VAT

All costs are plus VAT if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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