



The Hat Works, 47 Guildford Street, Luton, LU1 2NQ

Character Town Centre Office Space

Summary

Tenure	To Let
Available Size	298 to 1,720 sq ft / 27.69 to 159.79 sq m
Rent	£8,970 - £51,590 per annum Inclusive Rents
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Flexible Terms
- Inclusive Rents
- Character Property

The Hat Works, 47 Guildford Street, Luton, LU1 2NQ

Location

Hat Works is situated in Luton town centre, within the Hat District. All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars etc.

Description

Hat Works comprises a former hat factory. Arranged over ground, first and second floor, the property has undergone comprehensive refurbishment to provide modern office workspace. The property benefits from a manned reception, communal break-out area, kitchenette facilities and it retains many of its original character features.

Terms

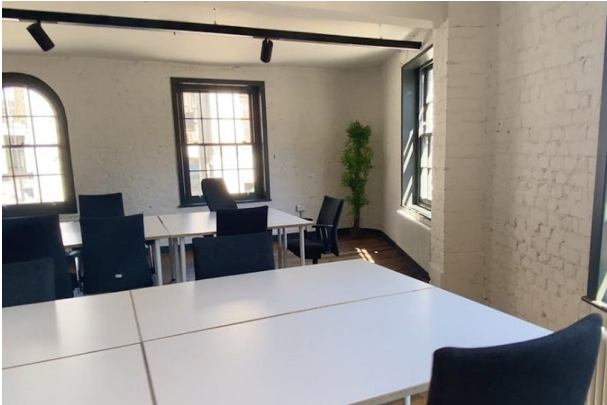
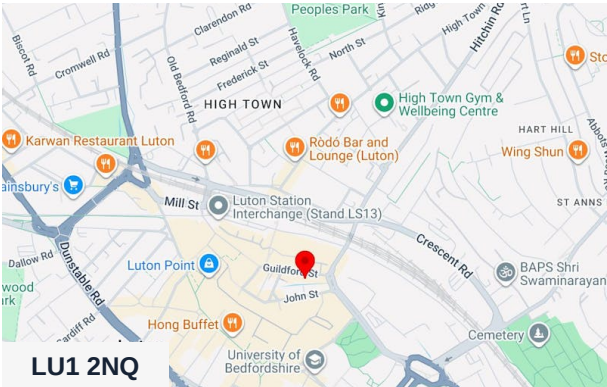
The suites are available to lease either individually or combined, upon a new Internal Repairing & Insuring (IRI) lease, with all inclusive rents. Please refer to the availability schedule for rent information.

VAT

All costs are subject to VAT at the appropriate rate if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk