



Regional House, 28-34 Chapel Street, Luton, LU1 2SE

Town Centre Commercial Space

Summary

Tenure	To Let
Available Size	2,198 to 2,500 sq ft / 204.20 to 232.26 sq m
Rent	£25,000 per annum
Business Rates	Arlesey Suite £26,500 (RV). Somerles Suite £27,750 (RV).
EPC Rating	C (66)

Key Points

- Town Centre Location
- Varied Possible Uses (Class E)
- Proximity to Carparks
- Prominent Pitch
- Passenger Lift
- Proximity to Public Transport

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Location

Regional House occupies a highly prominent position in Luton town centre, having good visibility from Park Viaduct/Stuart Street. All town centre amenities are within proximity, to include: carparking, public transport links, shopping centre, Bedford University, retail, eateries, cafes, bars, banking, etc.

Description

Regional House has been used for a variety of purposes including office, leisure, gymnasium, place of worship, etc. We recently let the rooftop terrace for use as a shisha bar. Upon entry to the property is a communal entrance lobby, stairwell and passenger lift which provides access to all floors. There are two suites available which are located at first and third floor and comprise 2,198 sqft and 2,500 sqft respectively.

Arlesey Suite, First Floor: 2,198 sqft (204.41 m2)
Somerles Suite, Third Floor: 2,500 sqft (232.50 m2)

Terms

The suites are available upon new Internal Repairing & Insuring leases for a term to be agreed. The suites can be taken individually or combined.

Arlesey Suite, First Floor: £25,000 pa exclusive.
Somerles Suite, Third Floor: £25,000 pa exclusive.

VAT

Plus VAT at the appropriate rate if applicable.

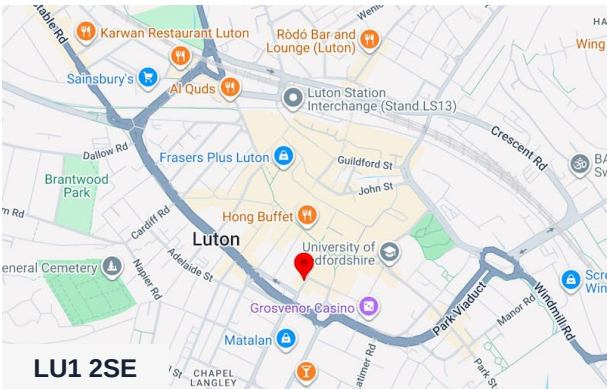
Rateable Value

Arlesey Suite = £26,500
Somerles Suite = £27,750

Please note this is not rates payable.

Legal Costs

Each party to pay their own legal and professional fees incurred.



Viewing & Further Information



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