

LUX Offices

Modern Flexi Office Accommodation

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

LUX Offices, Victory House, Chobham Street, Luton, Bedfordshire, LU1 3BS



KEY FEATURES:

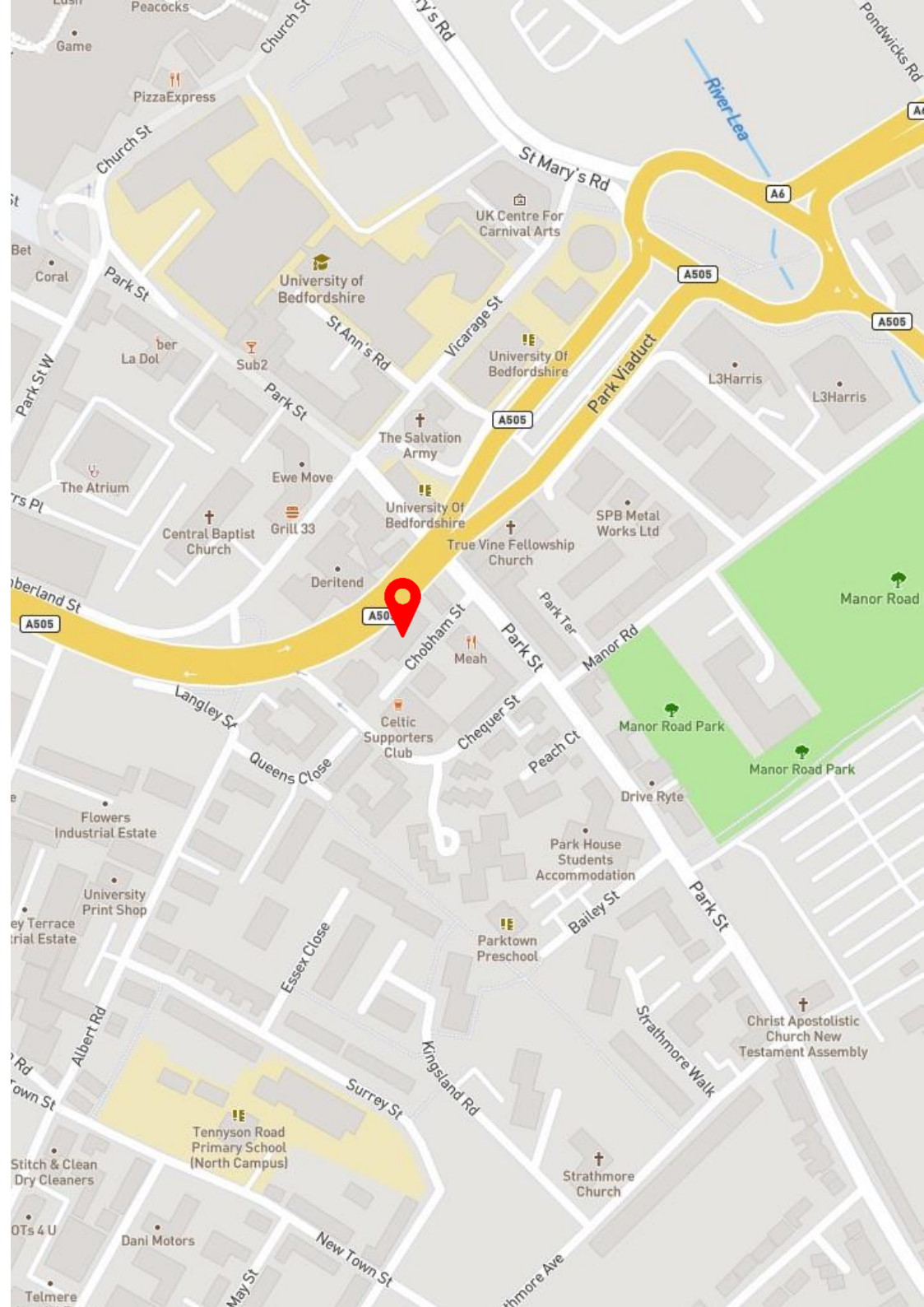
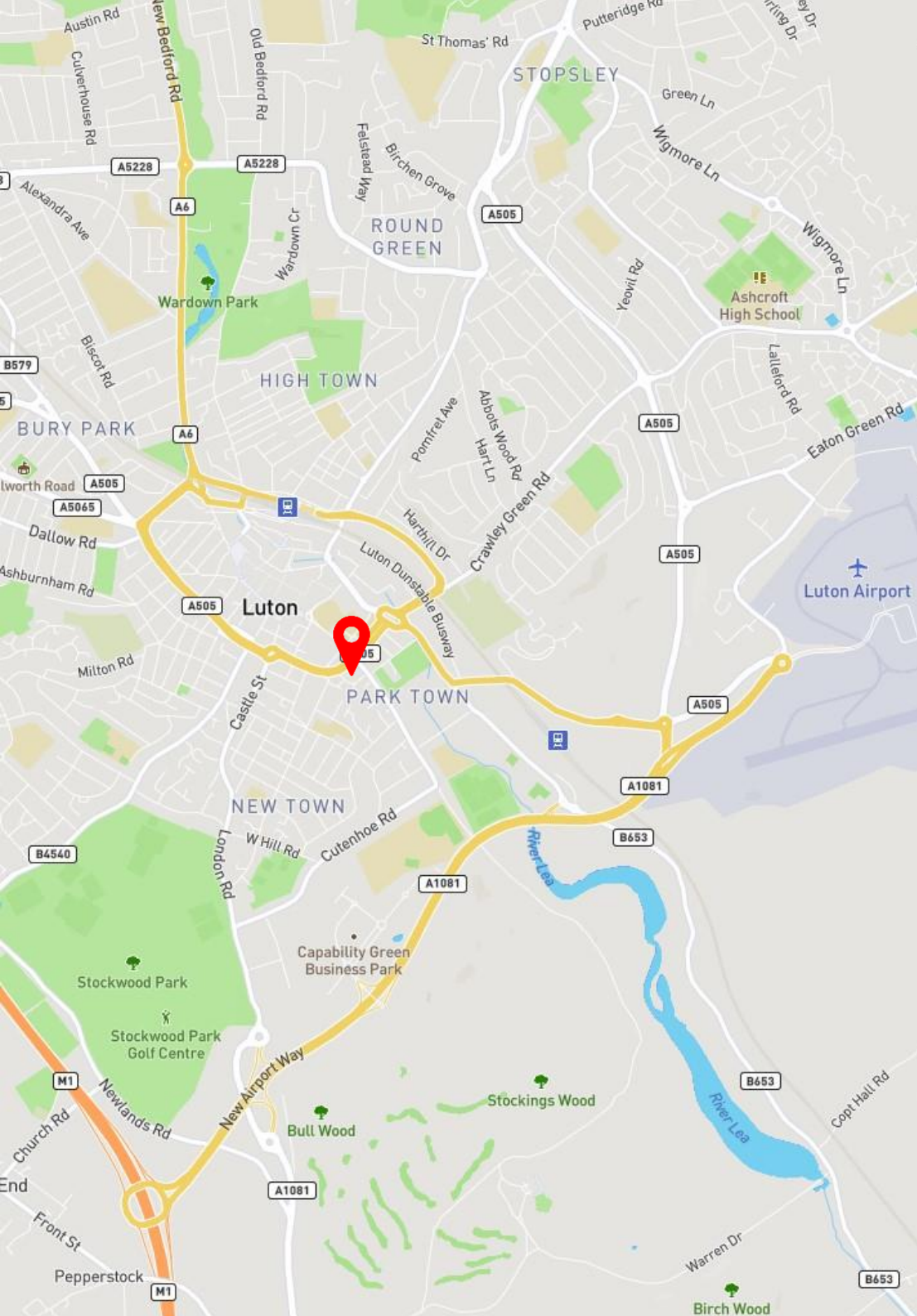
- Newly Developed
- Modern Working Environment
- Strategic Location
- On-Site Parking
- High Speed Wi-Fi
- Manned Reception
- 24/7 Access

ACCOMMODATION:

Rooms	Additional Facilities
2-Desk	Co-Working Space
4-Desk	Board Room
7-Desk	Privacy Pods
8-Desk	Kitchenette/Staff Room
9-Desk	Manned Reception
10-Desk	Passenger Lift
	WCs

360 TOUR:





LOCATION:

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

- **The 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:

Rooms	Additional Facilities
2-Desk	Co-Working Space
4-Desk	Board Room
7-Desk	Privacy Pods
8-Desk	Kitchenette/Staff Room (with complimentary tea/coffee)
9-Desk	Manned Reception
10-Desk	Passenger Lift
	W/Cs

TERMS:

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

- Per desk = £250.00 per month.
- Co-working space = £150 per month / £50 per week / £20 per day.
- Virtual offices / mail handling = £9.99 per month.

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





VIEWING:

For further information or an appointment to view, please contact S.R. Wood & Son.

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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