








**TO LET First Floor Open Plan Offices with Parking**



**Approx NIA: 9,797 sq ft (910m2)**

Tiber House, Wigmore Park District Centre, Luton,  
Bedfordshire, LU2 9XG



-  Town Centre: 2.5 Miles  
Luton Airport: 1.5 Miles
-  Good access to M1, A5, A505 & A6
-  Luton Railway Station: 2.3 miles.
-  Lighting, carpets, open plan area, offices, WC & kitchen facilities
-  Electricity and water services available, and telecoms
-  Allocated staff car parking for 40 vehicles
-  **Lease:**  
On Application



## Location

- The Wigmore Park District Centre comprises a prominent retail and office development located immediately to the north of London Luton Airport and within 3 miles of junction 10a of the M1
- Adjacent to Asda supermarket and Wigmore Place which is a 220,000 sq ft office building
- Nearby occupiers include the Wigmore Arms, ASDA, KFC, Coral, Iceland and Active 4 Less Gym



## Description

- First floor, high specification open plan office
- Prominent location adjacent to ASDA
- Allocated permit parking for 40 vehicles
- Large public car park to the front



## Specification

- Suspended ceiling
- Passenger lift
- WC Facilities (DDA compliant)
- Kitchen facilities



## Floor Area (Net Internal Area - NIA)

The property has been measured in accordance with the RICS Property Measurements Standards 1st Edition

**First Floor 9,797 sq ft (910 sq m)**

Areas quoted are approximate and should not be held as 100% accurate



## Terms

**Lease: On Application**

**Service Charge:** Applicable at appropriate rate

**VAT:** Applicable at the appropriate rate



## Business Rates

Rateable Value: Interested parties are advised to make their own enquires.

The current multiplier for 2018/2019 is 49.3p payable



## Viewings

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