

# TO LET

1,331 - 2,680 Sq Ft

(123.65 - 248.97 Sq M)

- Self-contained office building
- To be refurbished
- Air conditioning
- DDA compliant with full access lift and W/C's
- Parking ratio of 1:268 per sq. ft (10 Allocated Spaces)



## 724 Capability Green

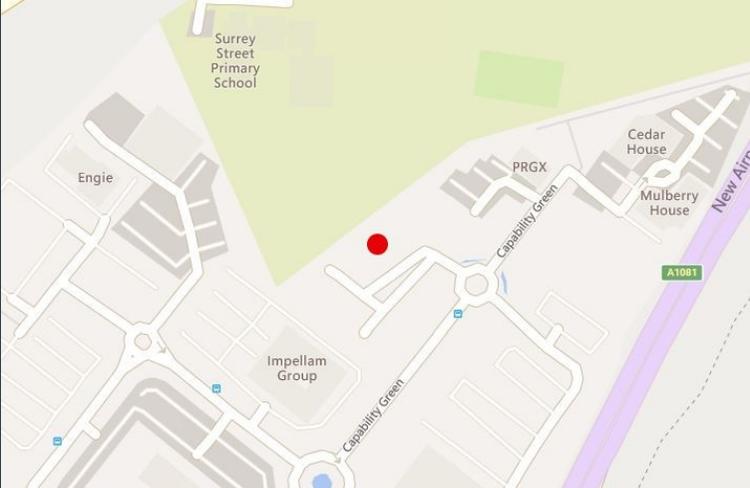
Luton, LU1 3LU

**>D KirkbyDiamond**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Situated on Capability Green, one of the country's premier business locations
- Accessed just off Junction 10 of the M1 Motorway
- London Luton Airport within 1.5 miles
- Luton Parkway Railway Station within 0.75 miles

 what3words

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 Google Maps

Click here

## DESCRIPTION

- Modern self-contained two-storey office building of traditional brick construction with extensive glazing to the front elevation.
- The ground floor comprises open plan office accommodation which benefits from suspended ceilings with inset lighting and heating/cooling system, raised floors with cat 5 data cabling, a kitchenette/tea point, and W/Cs.
- The first floor comprises much the same with the addition of 3 partitioned meeting/board rooms.
- The property also further benefits from a full access DDA compliant passenger lift and 10 allocated car parking space with a ratio of 1:268 sq. ft.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £50,920. VAT is payable.

## ACCOMMODATION (Net Internal Area\*)

Ground Floor	123.65 SQ M	1,331 SQ FT
First Floor	125.32 SQ M	1,349 SQ FT
<b>Total</b>	<b>248.97 SQ M</b>	<b>2,680 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C-59**

**Business Rates:** The rateable value is £50,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards shared external repair and maintenance of the park. This is currently £2,580 per annum.

## CONTACT:

 **CHRIS RICHARDS**  
07983 775684 [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

 **HANNAH NIVEN**  
07425244396 [hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)