

TO LET

1,528 Sq Ft (141.95 Sq M)

- First Floor Offices
- Individual office & board room
- Air-conditioning
- 6 Allocated Parking



First Floor

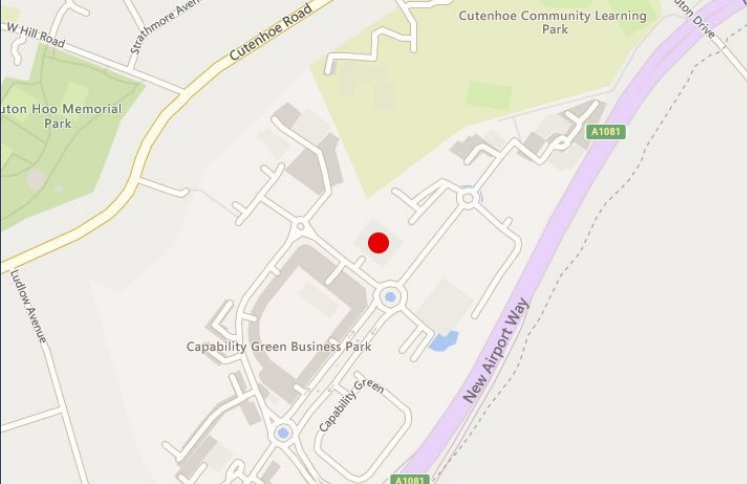
721 Capability Green, Luton, LU1 3LU

>D KirkbyDiamond

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LOCATION

- Capability Green is one of the country's premier business locations
- The property is easily accessed from Junction 10 of the M1 Motorway
- 1.5 miles from London Luton Airport
- Luton Parkway railway station within 0.75 miles which offers both Thameslink and Midland mainline Services to Central London and London Gatwick Airport

/// what3words

///windy.souk.heat

Google Maps

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DESCRIPTION

- A purpose built two-storey office accommodation located within Capability Green
- The first floor accommodation provides a bright and open plan space, with two cellular offices/board room.
- The property benefits from a small kitchenette, air conditioning as well as 6 allocated parking spaces

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £28,500. VAT is payable.



ACCOMMODATION (Net Internal Area*)

Total	141.95 SQ M	1,528 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-74

Business Rates: Interested parties are advised to contact the relevant local authority The rateable value is £35,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £17,812 per annum.

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