

TO LET

2,664 - 5,392 Sq Ft

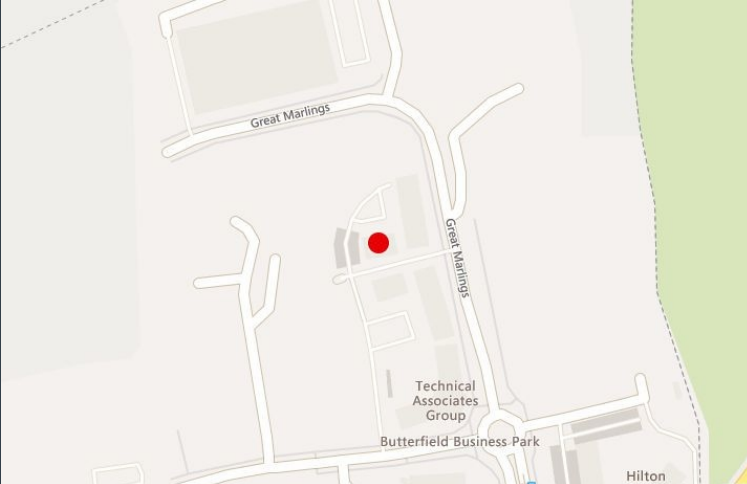
(247.49 - 500.92 Sq M)

- *Landlord incentives - 25% rent reduction in the first year*
- Fully fitted Grade A HQ-style office building
- 19 allocated car parking spaces with a ratio of 1:284 sq. ft
- Available as a whole and on a floor-by-floor basis



Building 250 The Village

Butterfield Business Park, Luton, LU2 8DL



LOCATION

- Situated within The Village, Butterfield Business Park located to the North of Luton Town Centre at Great Marlings, just off the A505
- The Village lies in close proximity to the A1(M) and M1 motorways, which are 8 and 5 miles respectively
- London Luton Airport is one of the UK's fastest growing airports and is located 3.5 miles distant as well as Luton Airport Parkway Train Station which provides direct links to central London and The North
- Luton is located 33 miles North of Central London, and is an important employment centre in the South East

/// what3words

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Google Maps

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DESCRIPTION

- Building 250 comprises a two-storey self-contained office building which has been fully fitted and furnished benefiting from 5 meeting rooms, large board rooms, fully fitted kitchens and break out areas to both floors, and 78 fully cabled desks.
- The building also benefits from a full access DDA compliant passenger lift and W/C'S as well as 19 allocated parking spaces with a ratio of 1:284 sq. ft.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £15 per sq. ft. VAT is payable.



ACCOMMODATION (Net Internal Area*)

Ground floor	247.49 SQ M	2,664 SQ FT
First floor	253.34 SQ M	2,727 SQ FT
Total	500.92 SQ M	5,392 SQ FT

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

EPC: C-55

Business Rates: The rateable value is £69,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £12,207.36 per annum.

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