

# TO LET

1,528 Sq Ft (141.95 Sq M)

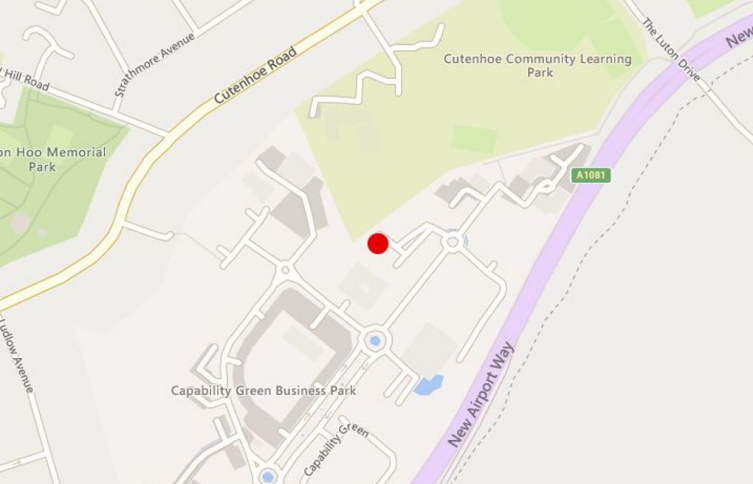
- › First Floor Open Plan Offices
- › Air-conditioning
- › Kitchen Facilities
- › 6 Allocated Car Parking Spaces
- › All Access DDA Compliant Passenger Lift



## First Floor

721 Capability Green, Luton, LU1 3LU





## 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

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Google Maps

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## DESCRIPTION

- A purpose built two-storey office building located within Capability Green Business Park
- The first floor accommodation provides a bright and open plan office space
- The property benefits from a small kitchenette, air conditioning as well as 6 allocated car parking spaces and an all access DDA compliant passenger lift.

## TERMS

Available by way of a new Effective 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:** The rateable value is £35,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance. This is currently £12,500 per annum.

## CONTACT:



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