TO LET

1,331 - 2,680 Sq Ft

(123.65 - 248.97 Sq M)



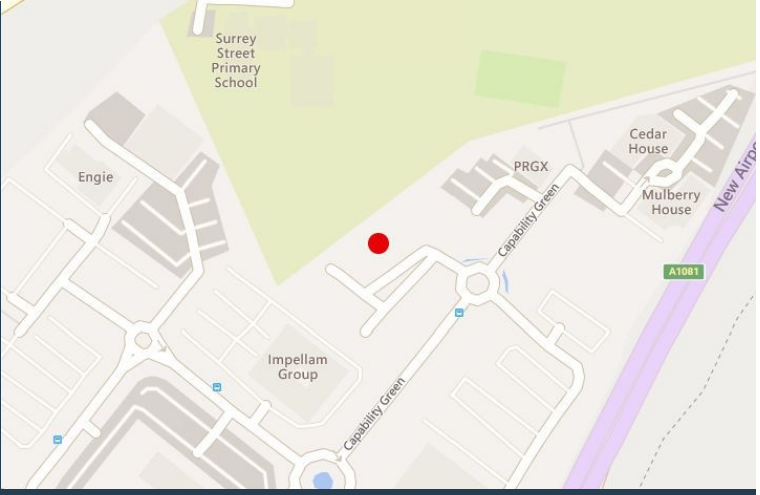
- **INCENTIVES AVAILABLE**
- Self-contained office building
- Air conditioning
- DDA compliant with full access lift and W/C's
- Parking ratio of 1:268 per sq. ft (10 Allocated Spaces)

724 Capability Green

Luton, LU1 3LU

Contact: Hannah Niven or Chris Richards
Tel: **01582 738866**
eddisons.com

BTG Eddisons







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.
- 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.

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**
Total	**248.97 SQ M**	**2,680 SQ FT**

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

EPC: C-59

Business Rates: The rateable value is £58,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards shared external repair and maintenance of the park. Available on request.

VAT is applicable.

Contact:

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