

TO LET

8,013 Sq Ft (744.41 Sq M)

- › Grade A Offices to let
- › New suspended ceilings with new LED lighting
- › Well configured flexible floor plate
- › Raised Floor with new carpets
- › Newly refurbished male, female and disabled WCs

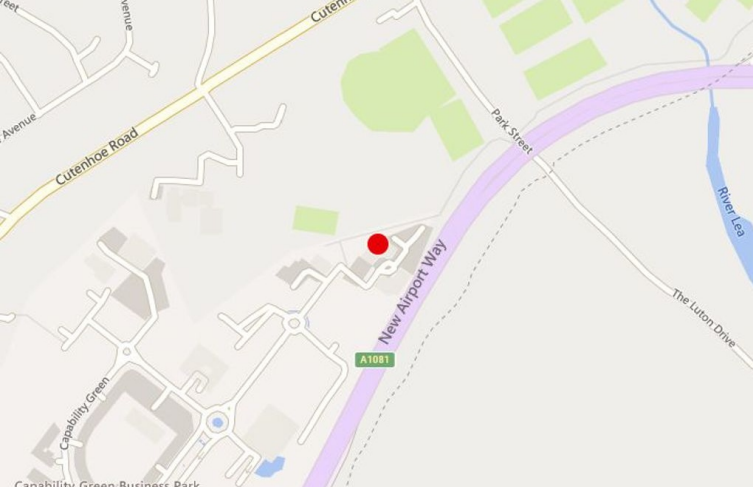


Second Floor Cedar House

Parkland Square, 750A Capability Green, Luton, LU1 3LU

Contact: Hannah Niven or Chris Richards
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eddisons.com





Location

- 1.5 miles to J10 of the M1
- 15 minute walk to Luton Airport Parkway Railway Station
- 2.5 miles to London Luton Airport
- 2.5 miles to Luton Town Centre
- Capability Green Occupiers include Handelsbanken, EasyJet, TUI, Leonardo, David Lloyd Clubs, Regus

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 Google Maps
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Description

- Superb second floor suite which have been comprehensively refurbished.
- Situated on Parkland Square in Capability Green, the property is superbly positioned on one of the premier South East Business Parks.
- Flexible floorplate with potential to split from 2,267 – 5,011 SQ FT
- The property benefits from 40 parking spaces, new A/C, balcony, lift access.

Terms

Available by way of a new FRI lease for a term to be agreed at a rental of £188,500 per annum. VAT is payable

Accommodation (Net Internal Area*)

Second Floor	744.41 SQ M	8,013 SQ FT
Total	744.41 SQ M	8,013 SQ FT

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

EPC: B

Business Rates: The rateable value is £153,000 per annum. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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