TO LET

KirkbyDiamond

259 Capability Green
Luton
Bedfordshire
LU1 3LU

- Well established business location
- Self contained office accommodation
- Can be taken as a whole or separate floors
- Just off Junction 10 of the M1 Motorway

Location

Capability Green is a well established and sought after business location prominently situated just off Junction 10 of the M1 Motorway.

The property is only 1.5 miles from London Luton Airport.

Luton Airport Parkway Railway Station is within 0.75 miles of the property and offers Thameslink and Midland mainline services to Central London and London Gatwick Airport.

Description

This property comprises office accommodation on the ground and first floors totalling 6,151 sq ft.

Terms

To Let:

Ground floor (3,778 sq ft) - £88,783 per annum

First Floor (2,373 sq ft) - £55,766 per annum

Entirety (6,151 sq ft) - £144,549 per annum

Service Charge: Applicable
VAT: Applicable

EPC

TBC

Business Rates

Rateable value: TBC

The current multiplier for 2021/2022 49.9p payable

Interested parties are advised to contact the relevant local authority

Accommodation

This property is a two storey end of terrace office building within Capability Green Business Centre.

The accommodation comprises a large open plan ground floor totalling 3,778 sq ft and office accommodation at first floor totalling 2,373 sq ft. The ground and first floor can be taken separately or as an entirety, as there is separate access to ground and first floors.

the property benefits from bright, open plan office accommodation, kitchen and WC facilities, as well as parking to the front and outdoor space to the rear.

NIA – Net Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

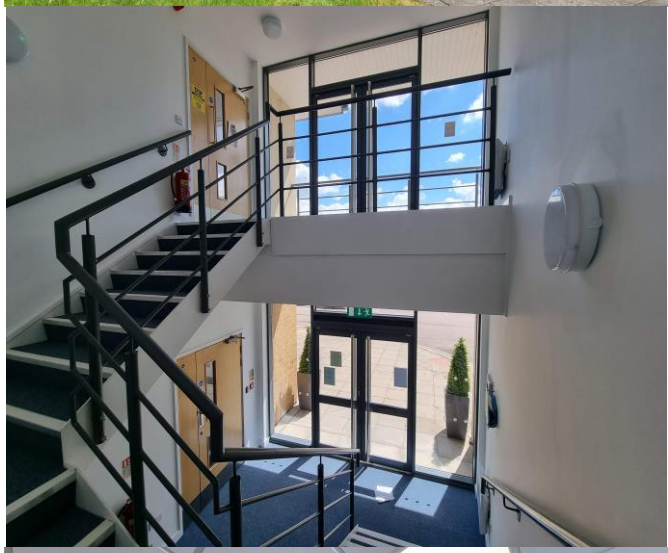
Accommodation	Sq Ft	Sq M
Ground Floor	3,778	350.99
First Floor	2,373	220.46
Total area	**6,151**	**571.45**

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

For further details please contact:

Mr Eamon Kennedy
01582 738 866
eamon.kennedy@kirkbydiamond.co.uk



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