

TO LET

High Quality Office Accommodation



**Kirkby
Diamond**



- ▶ 1,135 sq ft to 4,655 sq ft
- ▶ Variety of suites available
- ▶ Close to M1 and A1(M)

**The Village
Butterfield Business Park
Luton
LU2 8DL**

DESCRIPTION

The village is a high quality campus style office development located on the North East side of Luton.

The development fronts the A505 dual carriageway, which provides quick and easy access to the A1(M) and the M1.

The Village comprises 7 two storey office buildings offering small suites from 834 sq ft upwards to self contained buildings of 12,549 sq ft. The scheme benefits from ample on-site car parking.

Facilities include 24 hour guarded security and CCTV.



LOCATION

Luton is located 33 miles North of Central London, and is an important employment centre in the South East.

The Village, Butterfield Business Park is 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.



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SPECIFICATION

- ▶ Earth duct heating and cooling system
- ▶ Exposed concrete ceilings integral to earth duct system
- ▶ Automatic opening windows
- ▶ Full height glazing
- ▶ Fibre enabled
- ▶ On-site security/ 24 hour CCTV
- ▶ On-site cafe
- ▶ Bicycle shelters
- ▶ Male and female WCs on each floor
- ▶ Shower facilities
- ▶ DDA compliant

VIEWINGS

For further information or to book a viewing please contact:

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Building 230



Building 240



Building 210



Building 210

AVAILABILITY AND COSTS

SUITE	FLOOR AREA	SERVICE CHARGE	RENT PER ANNUM	PARKING
Building 210				
Ground Floor A1	2,300 sq ft	UNDER OFFER		
Ground Floor A2	2,038 sq ft	UNDER OFFER		
Ground Floor Suite B2	1,775 sq ft	£18,509.24	£26,625	6 spaces
First Floor A	4,665 sq ft	£45,540.84	£69,825	15 spaces
Building 240				
Ground Floor Suite	2,677 sq ft	£35,535.83 per annum	£40,155	9 spaces
First Floor Suite	2,727 sq ft	£36,307.47 per annum	£40,905	8 spaces