

# FOR SALE FREEHOLD

**>D** KirkbyDiamond



## Building 250, The Village, Butterfield Business Park, Luton, LU2 8DL

5,392 Sq. Ft (501 Sq. M)

£1,200,000 Exclusive

- Fully fitted Grade A office building
- Well situated for Luton Town Centre, M1 and A1(M)
- 19 allocated car parking spaces (1:284 sq. ft)
- DDA compliant
- On-site 24/7 security

## Location:

Situated within The Village, Butterfield Business Park located to the North of Luton Town Centre at Great Marlings, just off the A505. Luton is located 33 miles North of Central London, and is an important employment centre in the South East. 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.

## Description:

Comprising a two-storey self-contained office building which has been fully fitted and furnished benefiting from 5 meeting rooms, large board rooms, fully fitted kitchens and break out areas to both floors, 78 fully cabled desks, full access DDA compliant passenger lift, and 19 allocated parking spaces with a ratio of 1:284 sq. ft.

## Terms:

The premises are to be sold with vacant possession at a freehold price of **£1,200,000** exclusive, subject to contract.

## Service Charge:

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## VAT:

This property has been elected for VAT and therefore, is payable on the purchase price.

## EPC:

C-55

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

## Accommodation:

The property has been measured on net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

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

Accommodation	Sq. Ft	Sq. M
Ground Floor	2,664	247
First Floor	2,727	253
<b>Total</b>	<b>5,392</b>	<b>501</b>

## Business Rates:

From enquiries we understand that for the current year the rateable value is £69,000 with a rates payable in the order of £37,675 per annum

## Viewings:

Strictly by appointment. For further details please contact;

### Hannah Niven

01462 414 040  
hannah.niven@kirkbydiamond.co.uk

### Chris Richards

01582 550 210  
chris.richards@kirkbydiamond.co.uk

