

TO LET

2,803 Sq Ft (260.4 Sq M)

- › Modern first floor self-contained office suite
- › Recently refurbished open plan accommodation
- › 10 allocated car parking spaces
- › On-site staff amenities
- › CCTV and security provisions



First Floor

255 Capability Green, Luton, LU1 3LU

KirkbyDiamond

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



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 providing services to Central London and The North

 what3words

///longer.burst.times

 Google Maps

Click here



DESCRIPTION

- Situated on Capability Green, one of the country's premier business locations.
- The property comprises a modern self-contained first floor office within a purpose built two storey office building.
- The office benefits from suspended ceilings with inset LED lighting, raised floors with cat 5 data cabling, W/C's, and 10 allocated car parking spaces.

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £67,250. VAT is payable.



ACCOMMODATION (Net Internal Area*)

Total	260.4 SQ M	2,803 SQ FT
-------	------------	-------------

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

EPC: A-23

Business Rates: The rateable value is £50,327. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £8,987.50 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £6,600.18 per annum.

CONTACT:



CHRIS RICHARDS

07983 775684 chris.richards@kirkbydiamond.co.uk



HANNAH NIVEN

07425244396 hannah.niven@kirkbydiamond.co.uk

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 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