

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

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 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
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*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:

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