

TO LET

2,727 Sq Ft (253.34 Sq M)

- › Fully fitted modern Grade A first floor office suite
- › Landlord incentives available
- › 10 allocated car parking spaces with a ratio of 1:272 sq. ft
- › Access to excellent public and road transport links

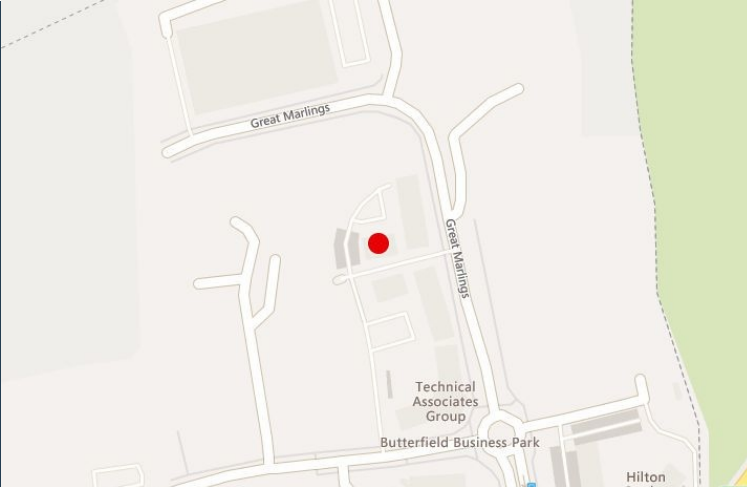


First Floor Building 250

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

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eddisons.com





Location

- Situated within The Village, Butterfield Business Park 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 as well as Luton Airport Parkway Train Station which provides direct links to central London and The North.
- Luton is located 33 miles North of Central London, and is an important employment centre in the South East.

 what3words

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 Google Maps

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Description

- The Village is a high quality campus-style office development located on the North East side of Luton. It fronts the A505 dual carriageway which provides quick and easy access to the A1(M) and the M1.
- Building 250 comprises a two-storey modern grade A self-contained building. The first floor suite is offered fully fitted with 78 fully cabled desks, two meeting/board rooms, and large kitchen with ancillary breakout area.
- The first floor suite further benefits from a DDA compliant lift, full height glazing to the front and rear elevation, and allocated parking for 10 cars with a ratio of 1:272 sq. ft.

Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £40,905 per annum exclusive.

VAT is payable.

Accommodation (Net Internal Area*)

First floor	253.34 SQ M	2,727 SQ FT
Total	253.34 SQ M	2,727 SQ FT

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

EPC: C-55

Business Rates: Available upon request

Service Charge: Available upon request

Estate Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £6,103.68 per annum.

Contact:

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