

TO LET

2,267 – 5,011 Sq Ft

(210.6 – 465.52 Sq M)

- › Garde A Offices to let
- › New suspended ceilings with new LED lighting
- › Well configured flexible floor plate
- › Raised Floor with new electrak and new carpets
- › Newly refurbished male, female and disabled WCs



Cedar House

Parkland Square, 750A Capability Green, Luton, LU1 3LU

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

eddisons.com





Location

- 1.5 miles to J10 of the M1
- 15 minute walk to Luton Airport Parkway Railway Station
- 2.5 miles to London Luton Airport
- 2.5 miles to Luton Town Centre
- Capability Green Occupiers include Handelsbanken, EasyJet, David Lloyd Clubs, Regus & Greggs

 what3words
///analogy.tools.undulation

 Google Maps
Click here

Description

- Comprehensively refurbished Grade A offices to let
- Situated on Parkland Square in Capability Green
- Flexible floorplate with potential to split from 2,267 - 5,011 SQ FT
- Locality to M1, London Luton Airport & Luton Airport Railway Station

Terms

Available by way of a new FRI lease for a term to be agreed. VAT is payable

Accommodation

Total **465.52 SQ M 5,011 SQ FT**

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

EPC: B

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

HANNAH NIVEN
07425 244 396 hannah.niven@eddisons.com

CHRIS RICHARDS
07983 775684 chris.richards@eddisons.com