# TO LET

## 2,267 - 5,011 Sq Ft

(210.6 - 465.52 Sq M)



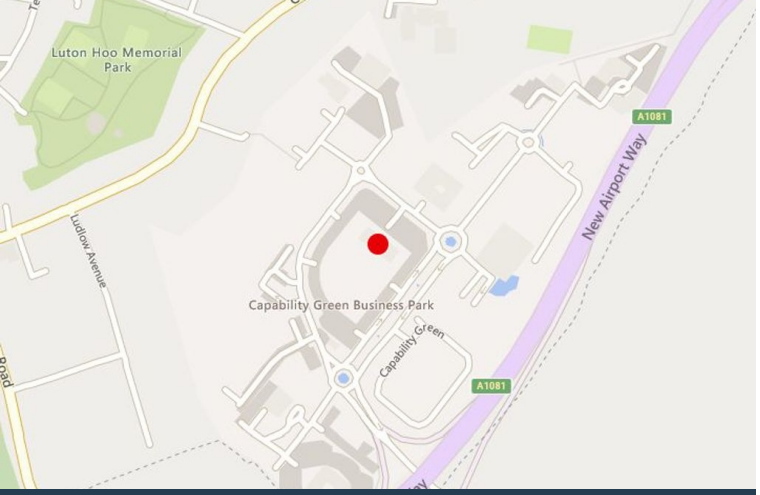
- Garde A Offices to let
- New suspended ceilings with new LED lighting
- Well configured flexible floor plate
- Raised Floor with new electrak and new carpets
- Newly refurbished male, female and disabled WCs

# Cedar House

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

Contact: Hannah Niven or Chris Richards
Tel: **01582 738866**
**eddisons.com**

BTG Eddisons








## 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

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Google Maps
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## 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:

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