

TO LET

2,177 Sq Ft (202.24 Sq M)

- Recently refurbished modern office suite
- Prominently positioned on the park
- Excellent road and public transport links
- Air conditioning/heating system
- Allocated car parking for 8 cars

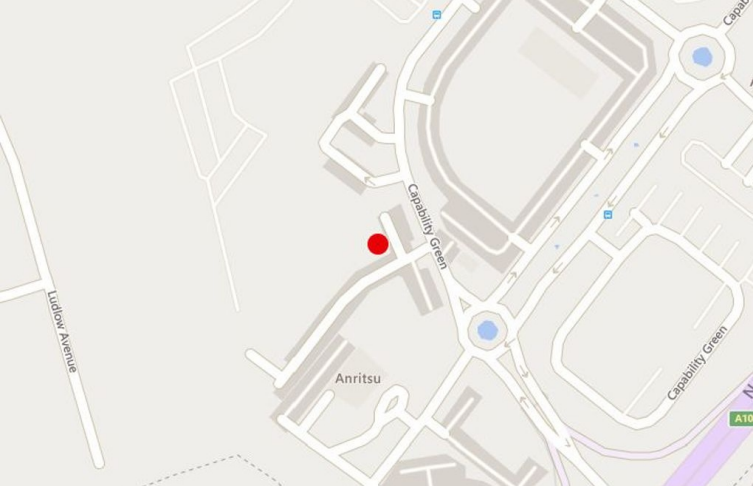


Ground Floor 253

Capability Green, Luton, LU1 3LU

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





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

///pile.damage.suffice

 Google Maps

[Click here](#)

Description

- Comprising a modern ground floor office suite within a purpose built two storey office building on Capability Green.
- The suite has undergone recent refurbishment and benefits from suspended ceilings with inset LED lighting and air conditioning/heating system, raised floors with cat 5 data cabling, and W/C's (DDA compliant).
- The suite also benefits from 8 allocated car parking spaces.

Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £52,250 per annum exclusive.

VAT is payable.

Accommodation (Net Internal Area*)

Total	202.24 SQ M	2,177 SQ FT
--------------	--------------------	--------------------

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

EPC: B-28

Business Rates: The rateable value is £53,000. 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 of the building. This is currently £9,670 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £5,091 per annum.

Contact:

HANNAH NIVEN

07425 244 396 hannah.niven@eddisons.com

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com