

# TO LET

1,830 Sq Ft (170.01 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 6 cars

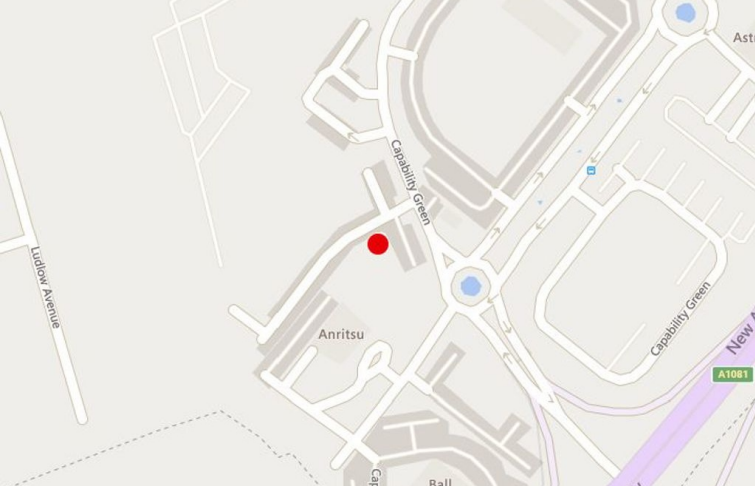


## Ground Floor 252

Capability Green, Luton, LU1 3LU

Contact: Hannah Niven or Chris Richards  
Tel: 01582 738866  
[eddisons.com](http://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 regular services to Central London and The North

 what3words

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 Google Maps

[Click here](#)



## Description

- Comprising a modern self-contained 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, air conditioning/heating system, raised floors with cat 5 data cabling, kitchenette and W/C's (DDA compliant).
- The suite also benefits from 6 allocated car parking spaces.

## Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £45,750 per annum exclusive.

VAT is payable.

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>170.01 SQ M</b>	<b>1,830 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C (60)**

**Business Rates:** The rateable value is £48,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common part and external repair and maintenance of the building. Further information on this is available upon request.

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the park. Further information on this is available upon request.

## Contact:

**HANNAH NIVEN**

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