

# TO LET

2,659 – 5,318 Sq Ft

(247.02 – 494.04 Sq M)

- › Modern office building
- › Available as a whole or on a floor-by-floor basis
- › Excellent parking ratio of 1:213 Sq. Ft
- › DDA compliant with full access passenger lift and W/C's
- › Landlord incentives available, subject to terms



## 731 Capability Green

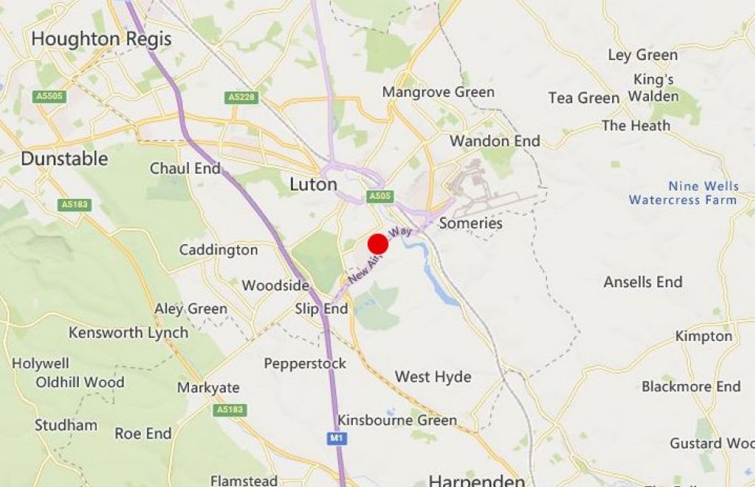
Luton, LU1 3LU

Contact: Hannah Niven or Chris Richards

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## 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 offering direct links to Central London in under 40 minutes

/// what3words

///pace.vibe.jolly

Google Maps

Click here



## Description

- Comprising an attractive two storey purpose built office building located on Capability Green Business Park.
- The premises provides a modern atrium/communal entrance, with open plan floor space as well as a number of cellular offices on both ground and first floor level.
- The premises also benefits from 21 allocated bays as well as an additional 4 tandem car parking spaces, air conditioning, raised floor access and mag-lock entry system.
- The premises is available as a whole or on a floor-by-floor basis, with the landlord willing to provide fantastic lease and rent incentives, subject to terms.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £120,000 per annum.

VAT is payable.

## Accommodation (Net Internal Area\*)

Ground Floor	247.02 SQ M	2,659 SQ FT
First Floor	247.02 SQ M	2,659 SQ FT
<b>Total</b>	<b>494.04 SQ M</b>	<b>5,318 SQ FT</b>

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

EPC: C-67

**Business Rates:** The rateable value is £123,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the park. This is currently £2.78 per sq. ft.

## Contact:

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