

# TO LET

2,280 Sq Ft (211.81 Sq M)

- › Ground floor office suite
- › Allocated car parking for 4 cars (4 additional available at additional cost)
- › Fantastic road and public transport links
- › Excellent levels of natural light
- › Heating/Air conditioning units throughout

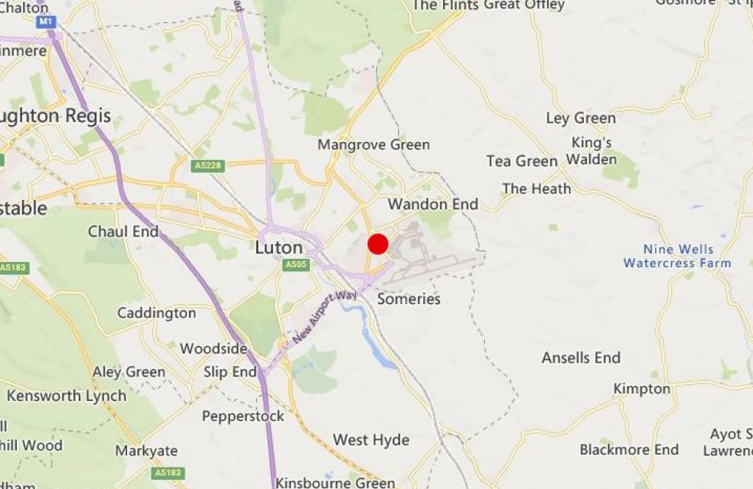


## Voyager House

Ground Floor, 142 Prospect Way, London Luton Airport, Luton, LU2 9QH

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





## Location

- Voyager House is situated upon the main Luton Airport operational aviation site, to the north side of the main runway but is not "airside".
- The property is located just off Percival Way which is 0.3 miles to the north of the main access road, Airport Way, which is the dual carriageway leading to the main passenger terminal and Junction 10 of the M1 Motorway.
- The property is also located just 1 mile of Luton Airport Parkway Railway Station which provides services to Central London within 40 minutes.

 what3words

[///direct.fruit.globe](https://direct.fruit.globe)

 Google Maps

[Click here](#)



## Description

- A ground floor office suite adjacent to London Luton Airport.
- The suite benefits from a simple floorplate lending itself to a variety of different uses/fit-out options within Use Class E.
- The suite also benefits from heating/AC units, shared W/C facilities, and allocated car parking for 4 cars (scope for more at additional cost).

## Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £40,000 per annum exclusive.

VAT is payable.

## Accommodation (Net Internal Area\*)

Ground Floor	211.81 SQ M	2,280 SQ FT
<b>Total</b>	<b>211.81 SQ M</b>	<b>2,280 SQ FT</b>

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

EPC: B-43

**Business Rates:** The rateable value is £38,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## Contact:

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