

TO LET

5,318 Sq Ft (494.04 Sq M)

- › Modern office building
- › 4 EV Chargers
- › 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

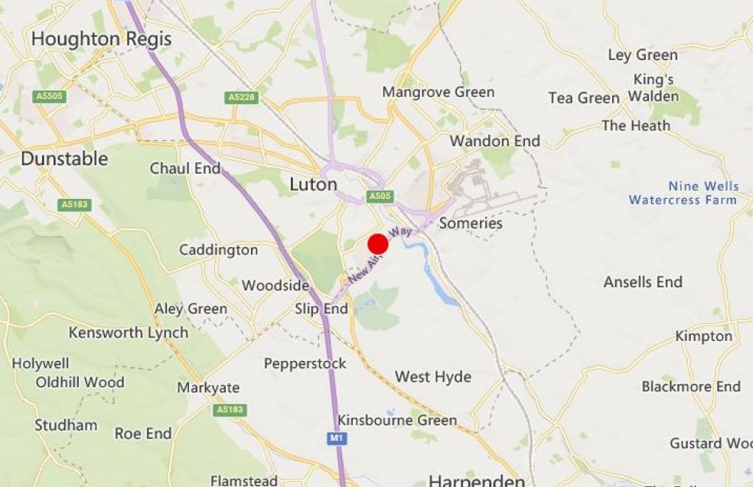


731 Capability Green

Luton, LU1 3LU

Contact: Hannah Niven or Chris Richards
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 offering direct links to Central London in under 40 minutes

/// what3words

///pace.vibe.jolly

Google Maps

Click here



Description

- Newly refurbished a two-storey self contained, purpose built office building located on Capability Green Business Park.
- The premises provides a modern atrium/communal entrance, with open plan floor space 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, there are 4 EV charging points, new air conditioning, raised floor access and mag-lock entry system, lift.
- This is premises is available as a whole, 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
Total	494.04 SQ M	5,318 SQ FT

*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

Estate Charge: There is a contribution towards shared external repair and maintenance of the park.

Contact:

HANNAH NIVEN

07425 244 396 hannah.niven@eddisons.com

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

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