

TO LET

1,331 – 2,680 Sq Ft

(123.65 – 248.97 Sq M)

- › Self-contained office building
- › Available as a whole or floor-by-floor basis
- › Air conditioning
- › DDA compliant with full access lift and W/C's
- › Parking ratio of 1:268 per sq. ft (10 Allocated Spaces)



724 Capability Green

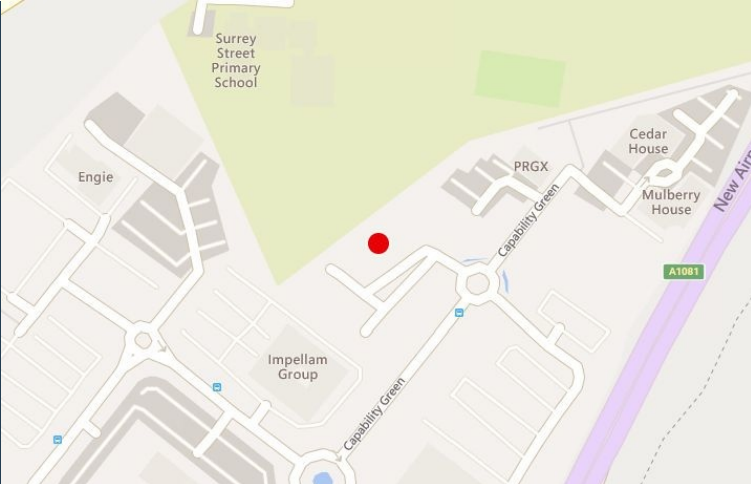
Luton, LU1 3LU

Contact: Chris Richards or Hannah Niven

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

 what3words

///flame.frogs.asleep

 Google Maps

Click here



Description

- Modern self-contained two-storey office building.
- The ground floor comprises open plan office accommodation which benefits from suspended ceilings with inset lighting and heating/cooling system, raised floors with cat 5 data cabling, a kitchenette/tea point, and W/Cs.
- The first floor comprises much the same with the addition of 3 partitioned meeting/board rooms.
- The property also further benefits from a full access DDA compliant passenger lift and 10 allocated car parking space with a ratio of 1:268 sq. ft.

Terms

Available by way of a new FRI lease for a term to be agreed.

VAT is payable.



Accommodation (Net Internal Area*)

Ground Floor	123.65 SQ M	1,331 SQ FT
First Floor	125.32 SQ M	1,349 SQ FT
Total	248.97 SQ M	2,680 SQ FT

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

EPC: C-59

Business Rates: The rateable value is £58,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £8,500 approx. per annum.

VAT is applicable.

Contact:

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