

To Let

250 The Village, Butterfield Business Park, Great Marlings, Luton, LU2 8DL



£39,960 - £80,865 Per Annum



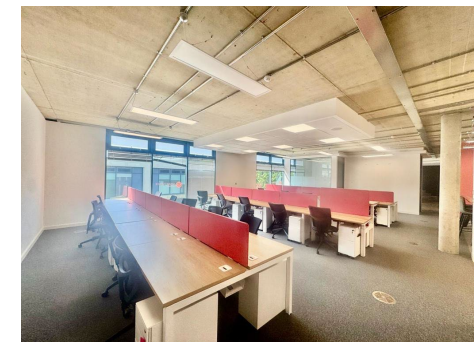
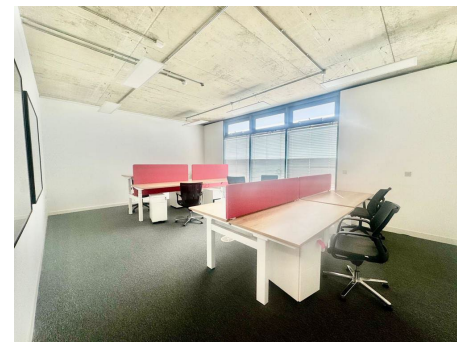
2,664 - 5,391 Sq Ft / 247 - 500 Sq M



High-quality Grade A two storey office building offering modern, self-contained office space, ideal for a range of business needs.



The layout includes five meeting rooms, a boardroom, and fully fitted kitchens with breakout areas on both floors. Additionally, the space is configured with 78 fully cable desks, ensuring seamless connectivity. The offices benefit from a passenger lift, making it accessible for all users. Externally, there are 19 allocated parking spaces catering to staff and visitor parking requirements. Secure business park, with 24/7 on-site security.



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Location

The Village at Butterfield Business Park is located off the A505 dual carriageway in Luton. The location boasts superb transport links, conveniently located near major road networks, including the M1 motorway (Junction 10), providing easy access to London, the Midlands, and beyond. Luton Train Station provides regular services to London St Pancras in under 30 minutes. Local bus services operate frequently, connecting the area to surrounding neighbourhoods and Luton Airport, which is less than a 15-minute drive away, making this an ideal location for both commuters and

Terms & Tenure

The premises are to be let as a whole building or could be available on a separate floor basis - at a rental of £15 per square foot.

Accommodation/Rents

Ground Floor	2664 sq ft	247 sq m	£39,960 per annum
First Floor	2727 sq ft	253 sq m	£40,905 per annum
Total	5391 sq ft	500 sq m	£80,865 per annum

Rates

Rateable Value £69,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 55 - Band C.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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