

# GRADE A OFFICE SUITES AVAILABLE TO LET



**Percival House, Prospect Way, London Luton Airport**





### KEY POINTS

- Two suites of approximately 3,388 sq ft / 314 sq m & 3,392 sq ft / 315 sq m or together 6,780 sq ft / 630 sq m
- Secure access system, with manned reception
- Refurbished open plan office suites with excellent natural light & LED lighting
- VRF Air-Conditioning & raised access floors
- Eight electric car charging points on site

### LOCATION

Located landside at London Luton Airport and accessed off Prospect Way. Access is excellent, by road either via Junction 10 of the M1 Motorway or the recently added junction 11a which provides connection to the A5. Luton Parkway Railway Station is located approx. 1.1 miles distant will connect via Luton DART in 4 mins to the airport. Services to London via the Thameslink line are provided to London St Pancras in a journey time of approx. 24 mins and to Black Friars in 43 mins.

## RATING

To be re-assessed. Interested parties are advised to make their own enquiries with Luton Borough Council 0300 7900349.

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## ENERGY PERFORMANCE CERTIFICATES

EPC Description	EPC Rating
Percival House	B—45

## SERVICE CHARGE

Details available upon request.

## RENT

On Application

## TERMS

Available on new leases on terms to be agreed.

## USE

Offices provided it is an aviation and/or airport related use. Non-aviation/airport related uses cannot be considered.

## VAT

All prices, premiums and rents are quoted exclusive of VAT and if chargeable will be at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction

## SUBJECT TO CONTRACT

In accordance with RICS Code for Leasing Business Premises 1st edition, February 2020, we recommend all interested parties seek professional advice from a qualified Surveyor, Solicitor or licensed Conveyancer before entering into a business tenancy.



## Available Accommodation

Description	Area (sq ft/ sq m)	Rent £ per annum
Ground Floor - Suite 1	3,392 sq ft / 315.1 sq m	£ROA
Ground Floor - Suite 2	3,388 sq ft / 314.7 sq m	£ROA
Total	6,780 sq ft / 630 sq m	£ROA

IPMS3—In accordance with the guidelines as described in the RICS Property Measurement, 2nd Edition, January 2018.

Rents are exclusive of business rates and building Service Charge—more information available on request. The suites also benefit from dedicated kitchenettes and shared shower and toilet facilities.



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