

TO LET

2,177 Sq Ft (202.24 Sq M)

- Recently refurbished modern office suite
- Prominently positioned on the park
- Excellent road and public transport links
- Air conditioning/heating system
- Allocated car parking for 8 cars



Ground Floor 253

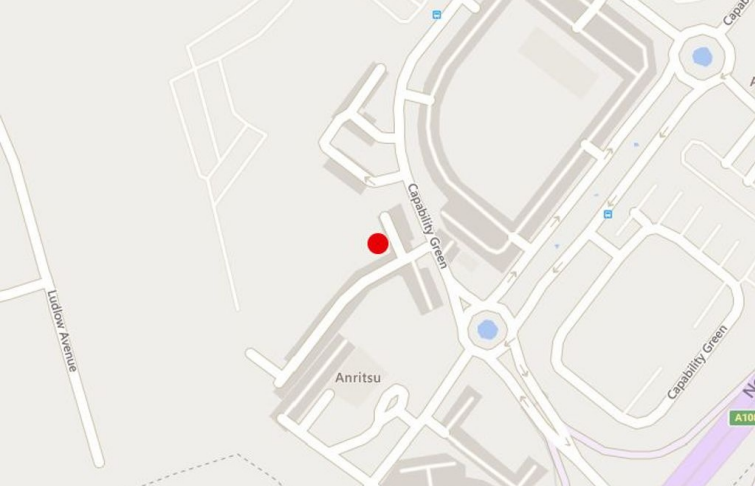
Capability Green, Luton, LU1 3LU

>D KirkbyDiamond

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



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 providing services to Central London and The North

/// what3words

///pile.damage.suffice

Google Maps

Click here



DESCRIPTION

- Comprising a modern ground floor office suite within a purpose built two storey office building on Capability Green.
- The suite has undergone recent refurbishment and benefits from suspended ceilings with inset LED lighting and air conditioning/heating system, raised floors with cat 5 data cabling, and W/C's (DDA compliant).
- The suite also benefits from 8 allocated car parking spaces.

TERMS

Available by way of a new effective FRI lease for a term to be agreed at a rent of £52,250 per annum exclusive.

VAT is payable.

ACCOMMODATION (Net Internal Area*)

Total	202.24 SQ M	2,177 SQ FT
--------------	--------------------	--------------------

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

EPC: B-28

Business Rates: The rateable value is £47,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance of the building. This is currently £9,670 per annum.

Estate Charge: There is a contribution towards shared external repair and maintenance of the park. This is currently £5,091 per annum.

CONTACT:

>D **CHRIS RICHARDS**
07983 775684 chris.richards@kirkbydiamond.co.uk

>D **HANNAH NIVEN**
07425244396 hannah.niven@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP