

REFURBISHED OFFICE SUITES AVAILABLE TO LET



AREA Aviation
Real Estate
Advisers

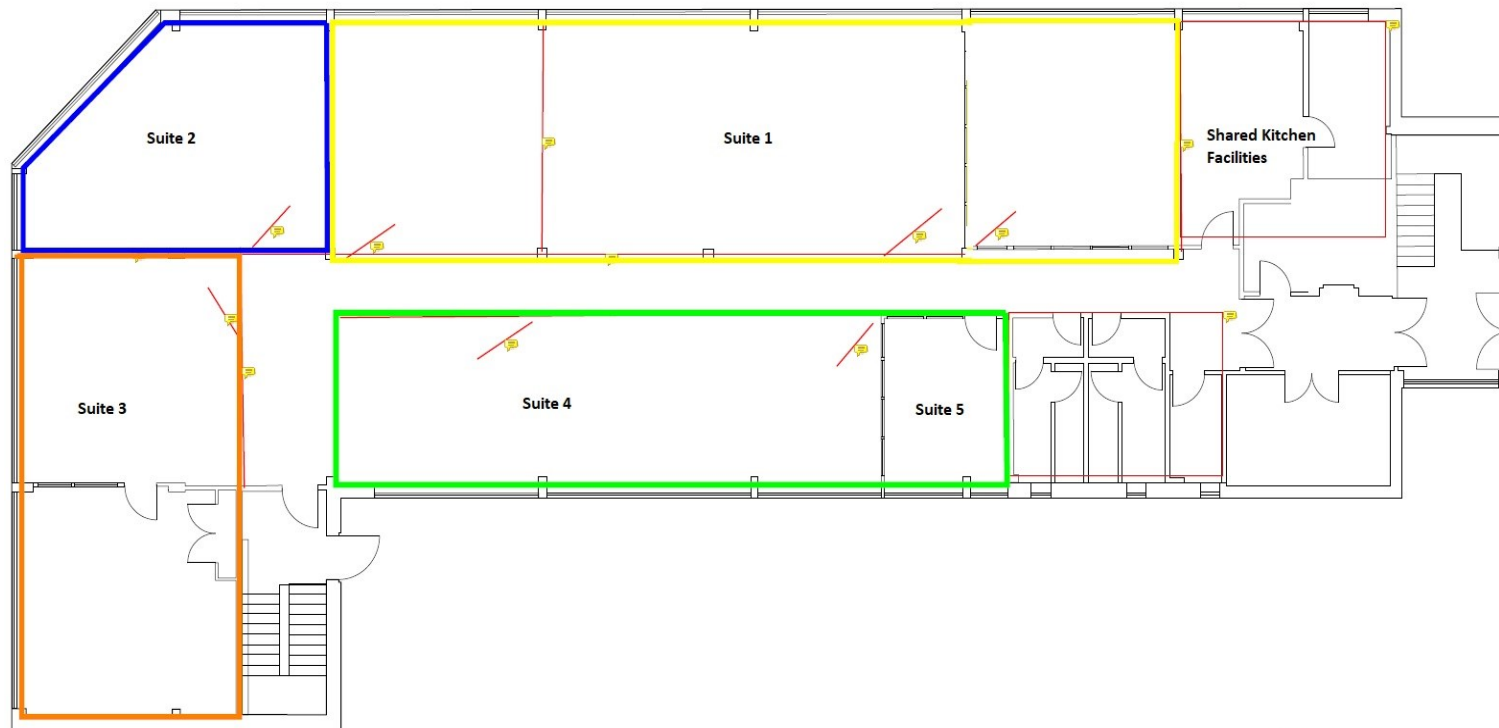


Amy Johnson House, Frank Lester Way, London Luton Airport

Edited picture indicative of final specification.



London Luton Airport



Indicative Ground Floor Layout Plan

KEY POINTS

- Suites of approximately 145 sq ft / 13.5 sq m NIA to 1,311 sq ft / 121.8 sq m available
- Secure suites accessed by LLA issued passes
- Currently undergoing extensive modernisation and refurbishment
- Communal Kitchen/breakout area & WC facilities
- Un-refurbished first floor office space available on application

LOCATION

Located landside at London Luton Airport and accessed off Frank Lester 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.

Available Accommodation

Description	Area (sq ft/ sq m)	Rent per annum
Suite 1	1,311/121.8	£ROA
Suite 2	416/38.7	£ROA
Suite 3	668/62.0	£ROA
Suite 4	632/58.7	£ROA
Suite 5	145/13.5	£ROA
First Floor Office (Un-refurbished)	3,679/311.0	£ROA

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.



RATING

Rateable Value - TBC

Rates Payable - TBC

Interested parties are advised to make their own enquiries with Luton Borough Council 0300 7900349. Small businesses may qualify for small business rates relief.

ENERGY PERFORMANCE CERTIFICATES

EPC Description	EPC Rating
Building 105	C—69

SERVICE CHARGE

Details available upon request.

RENT

Rent on application

TERMS

Available on a new lease directly with the landlord 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



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