

TO LET

 **KirkbyDiamond**



First Floor
255 Capability Green,
Luton,
LU1 3LU

- Newly Refurbished
- Dedicated Parking
- First Floor Available

Location

Capability Green is one of the country's premier business locations. The property is easily accessed from Junction 10 of the M1 Motorway and is only 1.5 miles of London Luton Airport. Luton Parkway railway station within 0.75 miles of the property offers both Thameslink and Midland mainline Services to Central London and London Gatwick Airport.

Description

Capability Green is one of the country's premier business locations, located just off Junction 10 of the M1 Motorway.

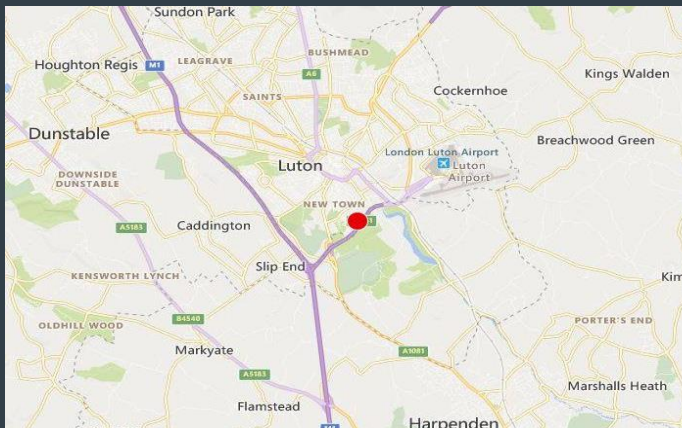
This is a two-storey office building that will be offered in a newly refurbished condition, including suspended ceiling, new carpets, lighting and redecoration. The premises also benefits from dedicated parking, kitchen and separate WC facilities.

Terms

To Let: £65,001 per annum

VAT: VAT Applicable

Service charge: Applicable



Accommodation

The office has been measured on a net internal area basis (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor		LET
First Floor	2803	260.40

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £101,000

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

The property has an EPC rating of: C - 61

Viewings

For further details please contact;

Joshua Parello

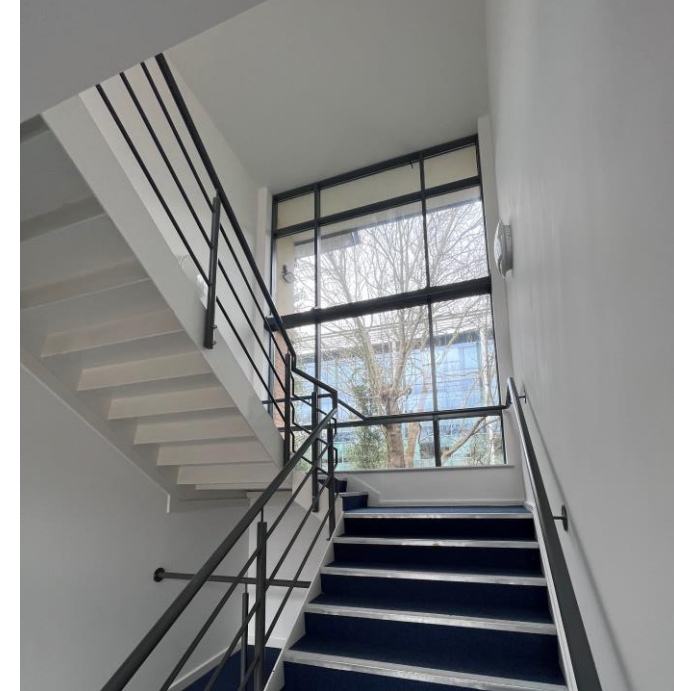
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