

TO LET

>D KirkbyDiamond



First Floor
255 Capability Green
Luton
LU1 3LU

- Recently Refurbished
- Demised Parking Allocation
- Luton's Premier Business Location
- Excellent Transport Links
- CCTV and Security Provisions

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

Available on a new effective FRI lease for a term to be agreed at **£65,001 + VAT** per annum exclusive

Service charge

There is a service charge payable for the provision maintenance and repair of the common areas.

Further information available upon request.

EPC

C-61

Accommodation

The office has been measured on a net internal area basis (NIA) in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation | Sq. Ft | Sq. M |
|---------------------------|--------|--------|
| First Floor Office | 2,803 | 260.40 |

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

Business Rates

From enquiries we understand the Rateable Value as of 1st April 2023 to be £50,170 giving a Rates Payable in the order of **£25,035** per annum.

Interested parties are advised to contact the relevant Local Authority for further information.

Viewings

For further details please contact;

Chris Richards

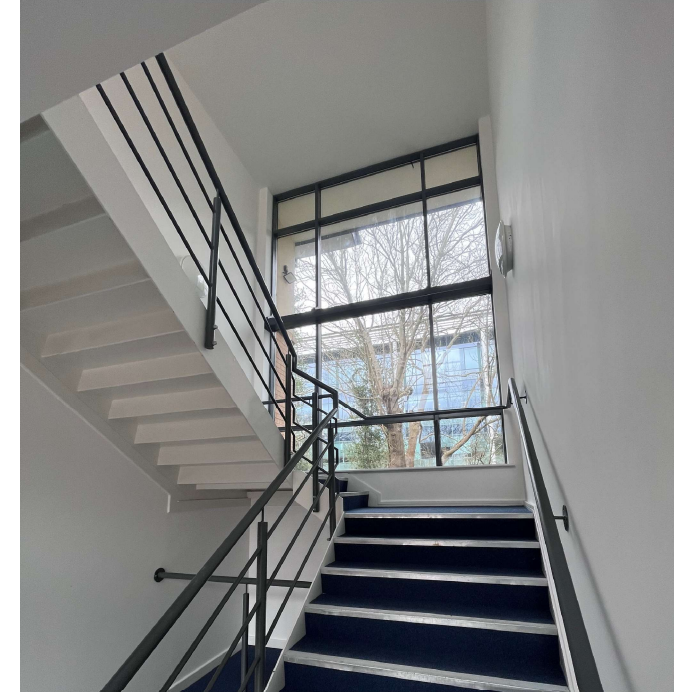
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