

TO LET



257
Capability Green
Luton
Bedfordshire,
LU1 3LU

- 7 Allocated parking spaces
- LED lighting
- WCs on each floor
- Redecorated & refurbished

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

This purpose built two-storey office accommodation provides an open plan ground and first floor office space with modern amenities and finish. The unit benefits from air conditioning, recessed LED box panel lighting, floor boxes with inset CAT 5 data cabling, allocated parking for 7 cars, and WCs at ground and first floor level.

Terms

Available on a new effective FRI lease for a term to be agreed at a rental of **£45,590** per annum exclusive.

Service Charge

There is a service charge payable for the provision maintenance and repair of the common areas. The current budget for years 2024/25 is in the order of £5,800 per annum.

EPC

C - 71

Accommodation

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

Accommodation	Sq. Ft	Sq. M
Office 257	1,940	180.23

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 £46,000 giving a rates payable in the order of **£22,955** per annum.

Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact the sole agents;

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