

# TO LET



First Floor  
721 Capability Green  
Luton  
Bedfordshire,  
LU1 3LU

- Bright and open space
- Individual office & board room
- Air-conditioning
- 6 Allocated Parking

## 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

A purpose built two-storey office accommodation located within Capability Green. The first floor accommodation provides a bright and open plan space, with two cellular offices/board room as well as a small kitchenette and benefits from air conditioning as well as 6 allocated parking spaces.

## Terms

Available on a new effective FRI lease for a term to be agreed at a rent of **£28,500** per annum exclusive.

There is a Service Charge payable for the provision maintenance and repair of the common areas. The current charge for years 2024/25 is in the order of **£17,812.50** per annum

## EPC

C-74

## Accommodation

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

Accommodation	Sq. Ft	Sq. M
Total	1,528	141.95

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

## Business Rates

From enquiries we understand that as of 1<sup>st</sup> April 2023 the Rateable Value is £35,250 giving a rates payable in the order of **£16,100** per annum.

Interested parties to urged to contact the Local Authority for further information.

## Viewings

For further details please contact the sole agents;

### Chris Richards

07983 775684

[chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

### Hannah Niven

01462 414040

[hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)



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