

# To Let / May Sell



900 Capability Green  
Luton  
Bedfordshire  
LU1 3LU

Modern Office Building  
2,125 – 4,250 Sq Ft  
(197.41 – 394.94 Sq M)

- Attractive Double Height Glazed Reception
- Available as a whole or individual floors
- Views Towards Luton Airport
- Full Access Raised Floors
- Air Conditioning
- 19 Car Parking Spaces



## Location

Capability Green is one of the country's premier business locations. The property is easily accessed from Junction 10 of the M1 Motorway (1 mile) 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

900 Capability Green is an attractive modern office building with double height reception atrium. There are excellent levels of natural light with views towards Luton airport and further benefits from full accessed raised floors, suspended ceilings with recessed air conditioning and lighting, WCs and kitchens to each floor (following refurbishment).

There are 19 allocated parking spaces at a ratio of 1:223 square feet.

## Accommodation

NIA – Net Internal Area

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

Accommodation	Sq M	Sq Ft
Ground Floor	197.41	2,125
First Floor	197.41	2,125
<b>Total</b>	<b>394.82</b>	<b>4,250</b>

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

## Business Rates

From verbal enquiries we understand the building has a Rateable Value of £78,000 with Rates payable of £39,780 (£19,890 per floor) per annum.

Interested parties are advised to contact the relevant Local Authority.

## EPC

Rating D - 97

## Lease/Terms

The building can be let as a whole or on a floor by floor basis. The lease(s) will be full repairing for a term to be agreed at a rent of:

Ground Floor	£49,950 per annum
First Floor	£49,950 per annum
<b>Total</b>	<b>£99,900 per annum</b>

If the building is let floor by floor there will be a service charge contribution to communal and external repairs/maintenance.

## Price

The freehold of the whole building is available, price on application.



## Viewings

Strictly by appointment only.

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