

# TO LET FOR SALE



729 Capability Green  
Luton  
Bedfordshire,  
LU1 3LU

- 3,056 SQ FT Office
- Available as a whole or on a floor-by-floor basis
- Modern fit-out
- 12 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 from London Luton Airport. Luton Airport Parkway Railway Station is within 0.75 miles of the property and offers Thameslink and Midland mainline services to Central London and London Gatwick Airport.

## Description

The subject property is a purpose built; two storey office accommodation. The premises provide a modern communal entrance area with stairs leading to the first floor as well as a DDA compliant lift and separate WC facilities on both ground & first floor level with both floors benefitting from raised access floors. The space is available as a whole or on a floor-by-floor basis.

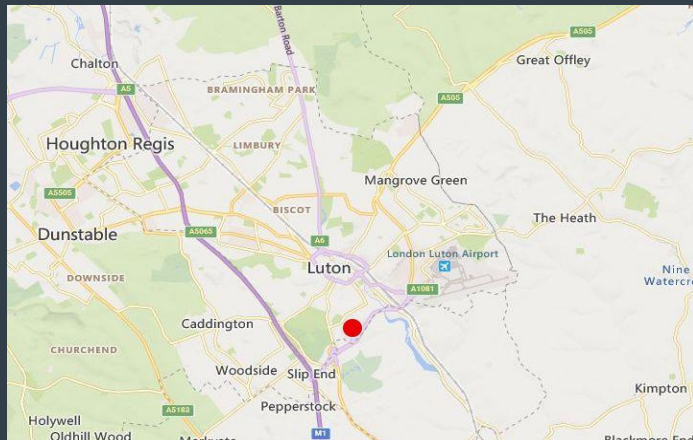
## Terms

To Let: £28,268 - £56,536 per annum

For Sale: £825,000

Service Charge: £7,314 per annum

VAT: Not 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	1528	141.95
First Floor	1528	141.95
<b>Total</b>	<b>3056</b>	<b>283.9</b>

## Business Rates

Rateable value:

- First Floor £35,250

- Ground Floor - TBC

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: D - 93

## Viewings

For further details please contact;

**Joshua Parello**

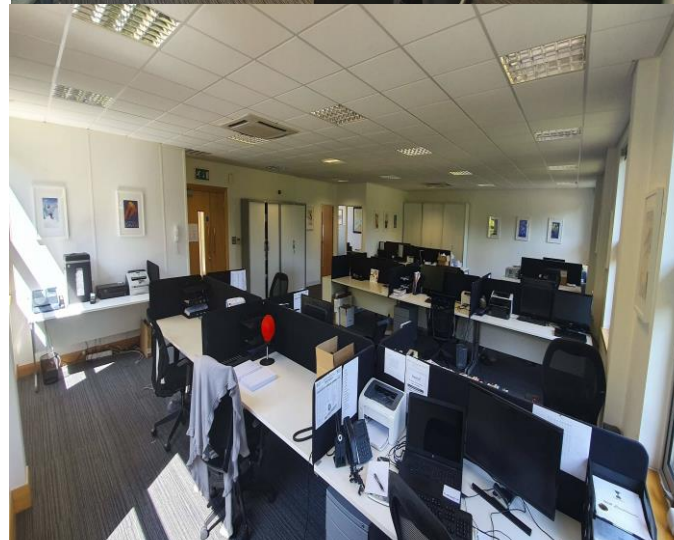
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