FOR SALE FREEHOLD





Building 250, The Village, Butterfield Business Park, Luton, LU2 8DL

5,392 Sq. Ft (501 Sq. M)

£1,200,000 Exclusive

- Fully fitted Grade A office building
- Well situated for Luton Town Centre, M1 and A1(M)
- 19 allocated car parking spaces (1:284 sq. ft)
- DDA compliant
- On-site 24/7 security

Location:

Situated within The Village, Butterfield Business Park located to the North of Luton Town Centre at Great Marlings, just off the A505. Luton is located 33 miles North of Central London, and is an important employment centre in the South East. The Village lies in close proximity to the A1(M) and M1 motorways, which are 8 and 5 miles respectively. London Luton Airport is one of the UK's fastest growing airports and is located 3.5 miles distant.

Description:

Comprising a two-storey self-contained office building which has been fully fitted and furnished benefiting from 5 meeting rooms, large board rooms, fully fitted kitchens and break out areas to both floors, 78 fully cabled desks, full access DDA compliant passenger lift, and 19 allocated parking spaces with a ratio of 1:284 sq. ft.

Terms:

The premises are to be sold with vacant possession at a freehold price of **£1,200,000** exclusive, subject to contract.

Service Charge:

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

VAT:

This property has been elected for VAT and therefore, is payable on the purchase price.

EPC: C-55

Accommodation:

The property has been measured on net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

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

Accommodation	Sq. Ft	Sq. M
Ground Floor	2,664	247
First Floor	2,727	253
Total	5,392	501

Business Rates:

From enquiries we understand that for the current year the rateable value is $\pounds 69,000$ with a rates payable in the order of $\pounds 37,675$ per annum

Viewings:

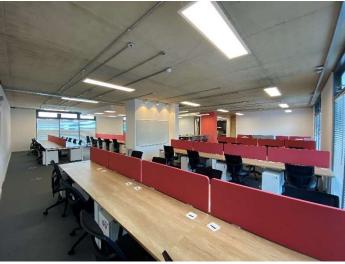
Strictly by appointment. For further details please contact;

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