



TO LET
All Inclusive
Suites Available



TheVillage

Butterfield Business Park, Luton, LU2 8DL

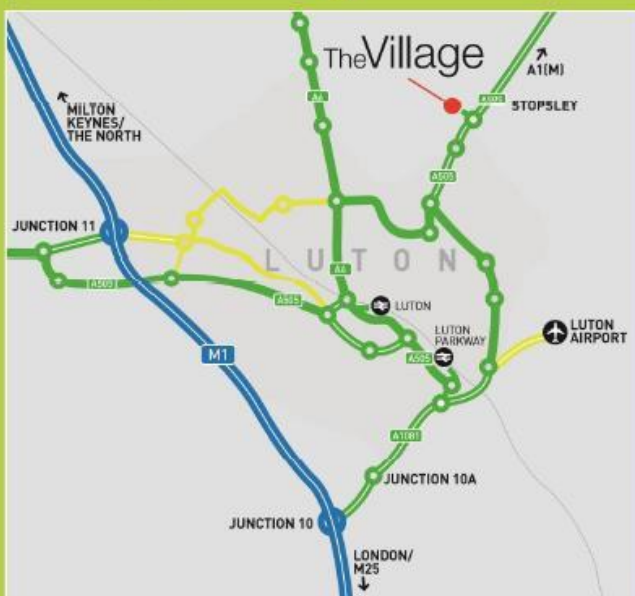
High quality inclusive offices
1,775 sq ft to 9,279 sq ft (*Flexible)
thevillage-luton.com

thevillage-luton.com



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Location

Luton is located 33 miles North of Central London and is an important employment centre in the South East. It is home to occupiers such as Vauxhall Motors, AstraZeneca, Selex Systems, Whitbread & InBev UK to name but a few.

The Village is located to the north of Luton town centre at Great Marlings, just off the A505.

Road

The Village lies in close proximity to the A1(M) and M1 motorways which are 8 and 5 miles distant respectively.

Rail

Central London is only 26 minutes by train. There are regular Thameslink services to London St Pancras, Farringdon and Gatwick Airport, as well as services to the Midlands and the North.

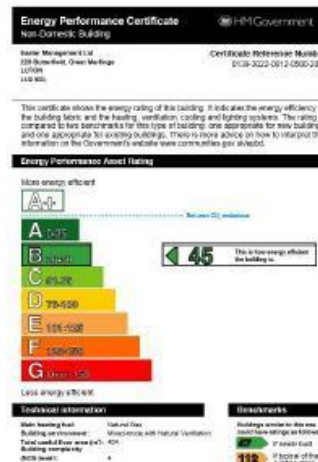
Air

London Luton Airport is one of the UK's fastest growing airports and the country's biggest base for private jet travel. The airport services over 80 national and international destinations including all major UK and European cities together with some intercontinental flights.

Communications

Luton Airport	4 miles
Luton Parkway Station	4 miles
M1	5 miles
A1(M)	8 miles
M25	14 miles
Heathrow Airport	37 miles

Source: AA Route Planner



The above EPC Certificate relates to Building 220. Other building EPCs are available via the websites.

**Lambert
Smith
Hampton**

**Kirkby
Diamond**

The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has the authority to make or give any representation or warranty whatsoever in relation to this property, (3) unless otherwise stated all prices and rents are quoted exclusive of VAT. Compiled May 2016.

THE VILLAGE, BUTTERFIELD BUSINESS PARK

Availability Schedule

Building	Suite	Size	Quoting Rental	Service Charge Estimate	Status
210	Ground Floor B2	1,775 sq ft	£26,625 per annum	£19,432.11 per annum	Available
210	Ground Floor A	4,624 sq ft	£69,360 per annum	£47,464.58 per annum	Available
210	First Floor A	4,655 sq ft	£69,825 per annum	£50,960.66 per annum	Available
250	Whole	5,402 sq ft	£81,030 per annum	£59,735.14 per annum	Available

All figures quoted are exclusive of VAT and other occupational costs.

CONTACT:

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