



An Inclusive Suites Available



High quality inclusive offices

1,775 sq ft to 9,279 sq ft (*Flexible)

thevillage-luton.com







thevillage-luton.com





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

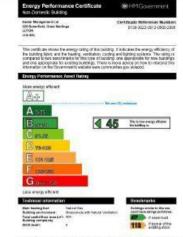
Air

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 website.

Lambert Smith Hampton



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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.

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