

KIMPTON ROAD

LUTON

BEDFORDSHIRE

LU2 0NB



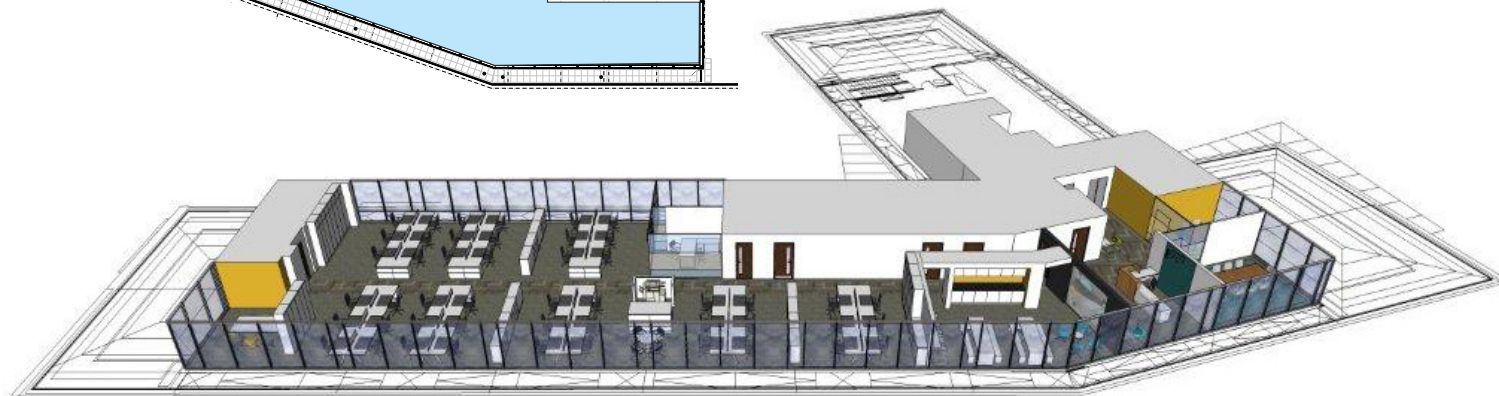
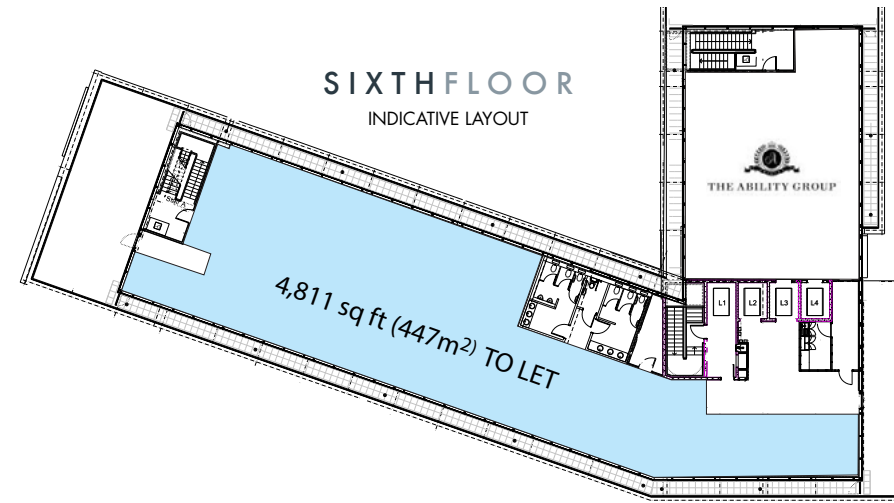
HIGH QUALITY SIXTH FLOOR OFFICES TO LET

4,811 sq ft (447m²)

- ADJACENT TO LUTON AIRPORT PARKWAY STATION
- NEW OFFICE DEVELOPMENT
- AVAILABLE NOW



exceptional
offices with
outstanding
views



SIXTH FLOOR SPACE PLAN

DESCRIPTION

The property comprises a new six storey office and hotel building, dominating the skyline of Luton and occupying a prominent position on Kimpton Road being immediately adjacent to Luton Airport Parkway Station.

The available office accommodation is located on the sixth floor and benefits from superb panoramic views.

Completed to shell & core ready for immediate tenant fit out.

FEATURES

- Dedicated office entrance
- Two 13 person passenger lifts
- Adjacent to Luton Airport Parkway Station
- Close to London Luton Airport
- Car parking 1:250 sq ft

ACCOMMODATION

The accommodation is located on the sixth floor and is available to let as a whole or as individual floors, having the following approximate net internal areas:

Fifth Floor	11,000 sq ft	Let to Anderson Group
Part Sixth Floor	6,200 sq ft	Let to The Ability Group

Part Sixth Floor 4,811 sq ft TO LET

LEASE

The accommodation is available to let on an effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.



LUTON PARKWAY
STATION

“An excellent opportunity to lease high quality offices on the top floor of Luton’s new Hampton by Hilton Hotel”



LOCATION

Luton is a major commercial centre, located 33 miles north of London and is situated adjacent to junctions 10 and 11 of the M1 motorway. The town also benefits from direct rail links to Central London and the presence of London Luton Airport.

Kimpton Road forms a major arterial route linking Luton town centre with London Luton Airport and, via the A505 Airport Way, provides easy access to Junction 10 of the M1 motorway. Luton Airport Parkway Station is located immediately adjacent to the property and provides both Thameslink and East Midlands rail services to London St Pancras with a fastest journey time of 25 minutes. The property will benefit from a new station entrance serving Kimpton Road.

The property is located directly opposite the proposed Napier Park development which will see the development of the former Vauxhall car plant in to a mixed use scheme comprising residential, retail and offices.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

RATING

The accommodation is currently awaiting assessment. For further information visit www.voa.gov.uk

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.

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