



250 Butterfield, Great Marlings, Luton LU2 8DL

TO LET
MAY SELL

Fully Fitted and Furnished Self
Contained Office Building

2,664 - 5,392 Sq Ft
(247 - 501 Sq M)

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DESCRIPTION

Building 250 The Village at Butterfield Business Park offers a fully fitted and furnished, self contained office building. Internally the offices benefit from 5 meeting rooms, large board rooms, a large fully fitted kitchen breakout area, and 78 desks.

- ✓ Fully fitted and furnished
- ✓ 78 fully cabled desks
- ✓ Large kitchen / breakout area
- ✓ 19 allocated parking spaces with a ratio of 1:284 sq ft
- ✓ Well situated for Luton town centre, M1 and A1(M)
- ✓ Potential for alternative uses

LOCATION

Situated just off the A505 dual carriageway, the offices benefit from excellent transport links with the M1, Luton Airport and Luton Airport Parkway train station all within close proximity.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	2,664	247
First Floor	2,727	253
Total	5,392	501

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.

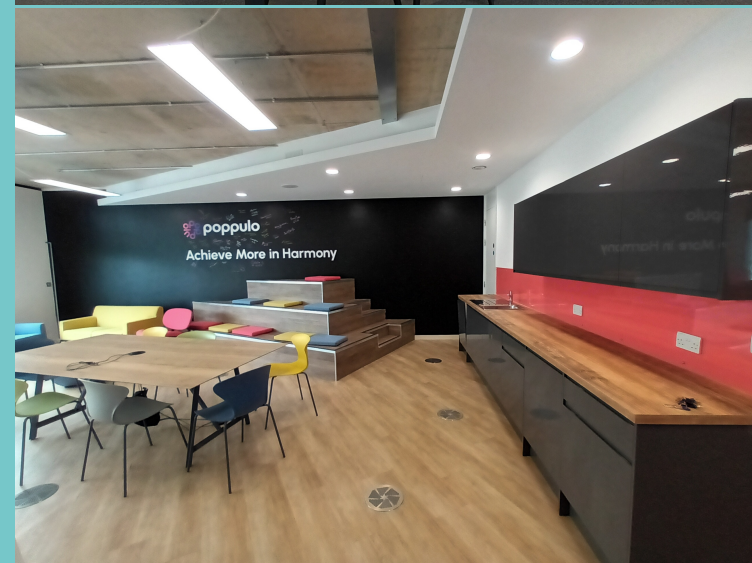
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

We are quoting £1,200,000 for the freehold with the benefit of vacant possession, subject to contract.

EPC C - 55



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VIEWING & FURTHER INFORMATION

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