

# To Let

## Office Property

# High Quality Offices

**722 Capability Green Business Park, Luton, LU1 3LU**



- 1,530 - 3,060 Sq Ft (142 - 284 Sq M)
- High quality modern office building
- Newly refurbished
- Good parking provision

# 722 Capability Green Business Park, Luton, LU1 3LU

## Location



Luton is an established commercial centre located approximately 30 miles north of Central London and 10 miles north of the M25.

Capability Green is one of the UK's premier business parks as a result of its excellent transport links. The business park is situated approximately 2 miles south of Luton town centre and benefits from direct access to Junction 10 of the M1 motorway circa 1 mile distant.

London Luton Airport is within close proximity, 3 miles to the east.

Luton Airport Parkway railway station is approximately 1 mile distant and within 15 minutes walk. Served by the Thameslink line, there is a fast and frequent service to London St Pancras with a quickest journey time of 25 minutes.

## Description

The property comprises a modern two storey office building benefitting from its own self contained entrance and amenities.

The property is available either as a whole or individual floors, which provide modern open plan office space together with kitchenettes on each floor.

- LED lighting
- Suspended ceilings
- Air conditioning
- Kitchenettes
- Male, female & disabled WCs
- DDA compliant
- Full access raised floors
- 12 allocated parking spaces (6 spaces per floor)

| Floor Area   | sq ft | sq m |
|--------------|-------|------|
| Ground Floor | 1,530 | 142  |
| First Floor  | 1,530 | 142  |
| Total        | 3,060 | 284  |

## 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.

## Terms

Available to let on a new lease upon terms to be agreed at a quoting rent of £22.50 per sq ft.

## Service Charge

A service charge will be payable in respect of the maintenance and provision of services within the building and estate. Details are available on request.

## Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

### Paul Koopman

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### Tom Harker

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February 2019

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