



250 Butterfield, Great Marlings, Luton LU2 8DL

TO LET

Fully Fitted and Furnished Self
Contained Office Building

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

250 Butterfield, Great Marlings, Luton LU2 8DL

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.

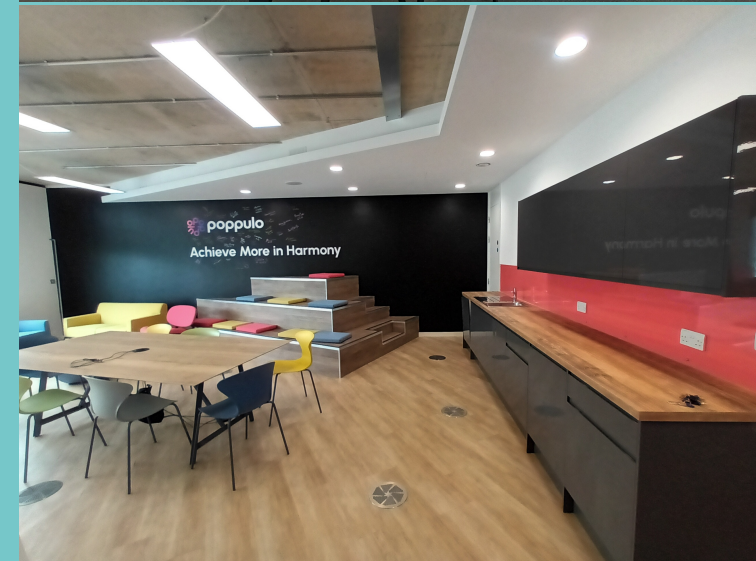
LEGAL COSTS

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.

EPC C - 55



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 16-Apr-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Tom Pugh
07938 737 487
tpugh@lsh.co.uk

Tom Harker
01908 544905
THarker@lsh.co.uk