

450 Capability Green, Luton **LU1 3LU**

TO LET



4,549 - 13,159 SQ FT
(423 - 1,222 SQ M)

Grade A Ground Floor Offices

**Lambert
Smith
Hampton**

Description

Building 450 is a self-contained modern office building offering Grade A accommodation, with 3,060 sq ft available on the ground floor. The property benefits from VRF air conditioning, LED lighting, fully accessible raised floors, suspended metal tiled ceilings and 3 meeting rooms.

Prominently located on Capability Green Business Park, the available space also has a generous parking allocation with a ratio of 1:175 sq ft.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	8,610	800
First Floor	4,549	423
TOTAL (NIA)	13,159	1,222

Specification

- Attractive modern HQ office building
- Excellently situated for transport links
- Superb parking ratio of 1:175 sq ft
- VRV air conditioning,
- Metal tiled ceiling with LED lighting
- Raised floors with power and data

Location

Capability Green is in immediate proximity to Junction 10 of the M1 (1 mile), London Luton Airport and Luton Airport Parkway Station (15 min walk).

Situated on the Thameslink line there are fast and frequent services to London St Pancras International (28 mins).

Neighbouring amenities on the park include a David Lloyd Health Club and Greggs.

EPC

B-27

Terms

The ground floor is available by way of sublease on a term expiring December 2028.

Rent

£23.50 Per Sq Ft

Business Rates

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

Legal Costs

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



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Viewings

By prior appointment only.

JAY MOORE

M 07840 020 072

E jamoore@lsh.co.uk

JACK REALEY

M 07879 228 991

E jrealey@lsh.co.uk

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Smith
Hampton**