

24

CRAWLEY GREEN ROAD • LUTON • LU2 0QX

SELF CONTAINED OFFICE BUILDING
7,738 SQ FT (SITE AREA 0.42 ACRES)

POTENTIAL FOR ALTERNATIVE USES STPP.

FOR SALE





ACCOMMODATION

Net Internal Area (NIA)

Floor	Sq Ft	Sq M
Basement	713	66.25
Ground	3,423	317.97
First	3,277	304.46
Second	325	30.16
Total	718.9	7,738

DESCRIPTION

The property comprises a two and part three storey office building on a self-contained site of 0.42 acres, formerly occupied by the neighbouring occupier ONI plc. The site will be fenced off from the adjoining property creating a secure self contained site.

The building is configured in an L shape comprising a former house with a later brick built extension. The building has been fully modernised to provide high quality office accommodation with good ceiling heights and natural light.

The property provides an entrance lobby and reception, meeting rooms, kitchenettes & breakout areas, WCs, three larger open plan offices, ground floor gym, storage and basement storage.

The property may suit alternative uses falling within Class E of the revised Use Classes Order subject to any necessary planning consents.



COMFORT
COOLING AND
HEATING



DADO HEIGHT
PERIMETER
TRUNKING



SUSPENDED
CEILINGS WITH
CAT II LIGHTING



CARPETED
FLOORS



FITTED BLINDS AND
SECURITY BARS AT
GROUND FLOOR



MALE, FEMALE AND
DISABLED WCs

24 Crawley Green Road is situated just to the south of Luton Town Centre which is under 10 minutes' walk. Both Luton and Luton Parkway rail stations are under 15 minutes' walk from the property providing fast rail connections into Central London and Bedford.

The property is superbly located for easy access major transport communications with easy access to the M1 and London Luton Airport. Major occupiers in the locality include Vauxhall, BWI Group and the University of Bedfordshire.

Significant regeneration is being witnessed within south Luton including the neighbouring Power Court site for Luton Town FC and the former Vauxhall plant residential and mixed use developments by Redrow and Strawberry Star.

Luton town centre offers an abundance of leisure and retail amenities within The Mall (Arndale) and Luton Retail Park is half a mile to the south.

The property occupies a prominent roadside position fronting Crawley Green Road with front access and good signage opportunities.

DRIVE TIMES

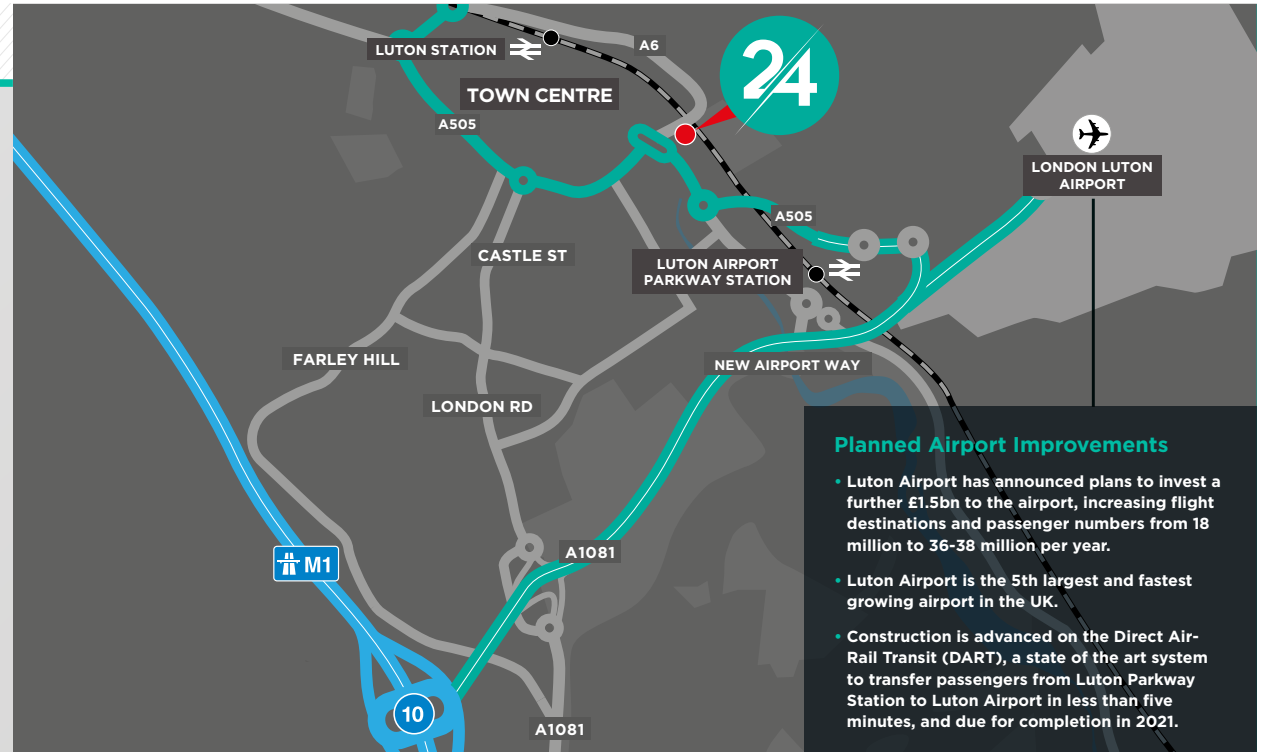
M1 (J10)	6 minutes
A1M (J8)	12 miles
M25 (J21)	13 miles
Milton Keynes	25 miles
London	32 miles

TRAIN TIMES

Luton Station	0.7 miles
Luton Parkway Train Station	1.4 miles
➤ St Pancras London	24 mins
➤ Bedford	27 mins

FOOT OR CYCLE

Luton Town Centre	0.5 miles
London Luton Airport Terminal	1.6 miles



Planned Airport Improvements

- Luton Airport has announced plans to invest a further £1.5bn to the airport, increasing flight destinations and passenger numbers from 18 million to 36-38 million per year.
- Luton Airport is the 5th largest and fastest growing airport in the UK.
- Construction is advanced on the Direct Air-Rail Transit (DART), a state of the art system to transfer passengers from Luton Parkway Station to Luton Airport in less than five minutes, and due for completion in 2021.

SAT NAV: LU2 0QX



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LUTON • LU2 0QX**

TENURE

Freehold with the benefit of vacant possession.

GUIDE PRICE

£1,100,000

VAT

Unless otherwise stated all prices and outgoings are exclusive of VAT.

EPC

E-123.

FURTHER INFORMATION

Strictly through the sole agents:

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