

THE VILLAGE

Great Marlings, Luton **LU2 8DL**

TO LET



970 - 9,279 SQ FT
(90 - 862 SQ M)

High quality inclusive offices
970sq ft to 9,279sq ft

**Lambert
Smith
Hampton**

The Village, Luton LU2 8DL

Description

The Village at Butterfield Business Park offers modern office suites which benefit from full access raised floors, Earth Duct heating and cooling, automatic opening windows and full height glazing providing the suites with excellent natural light.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor A	4,624	430
Ground Floor A3	1,331	124
First Floor A	4,655	432
TOTAL (NIA)	9,279	862

Specification

- Open plan floor plates with a modern specification
- Full height glazing providing excellent natural light
- Raised access flooring
- Generous on site parking at a ratio of 1:300 sq ft
- Well situated for Luton town centre, M1 and A1(M)
- Potential for alternative uses

Location

Luton is located 33-miles North of Central London and is an important employment centre in the SouthEast. The Village is located to the north of Luton town centre at Great Marlings, just off the A505 and in close proximity to the A1, M1 motorways. There are 3 train stations with high-speed services to Central London as well as Luton Airport, the UK's fastest growing airports.

Terms

The suites are available by way of a new lease with terms to be agreed.

Rent

£15.00 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.

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