



726 Capability Green, Luton LU1 3LU

TO LET

High Quality Office Suite To Let

**2,649 Sq Ft
(246 Sq M)**

726 Capability Green, Luton LU1 3LU

DESCRIPTION

726 Capability Green is a modern office building offering good levels of natural light and a parking allocation of 10 spaces at a ratio of 1:265 sq ft.

The suite is situated on the first floor and benefits from a good specification which includes raised floors, suspended ceilings and air conditioning.

- ✓ Kitchenette
- ✓ Meeting rooms
- ✓ Air Conditioning
- ✓ Suspended ceilings with LED lighting
- ✓ Raised access floors
- ✓ 10 car parking spaces

LOCATION

Situated on one of the premier business parks on the M1 corridor, 726 Capability Green is excellently positioned with the M1 (J10), Luton Airport and Luton Airport Parkway station all within close proximity.

Other occupiers located on the park include EasyJet, David Lloyd Leisure, Ernst & Young and Marriott Hotels.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor	2,649	246
Total	2,649	246

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-53

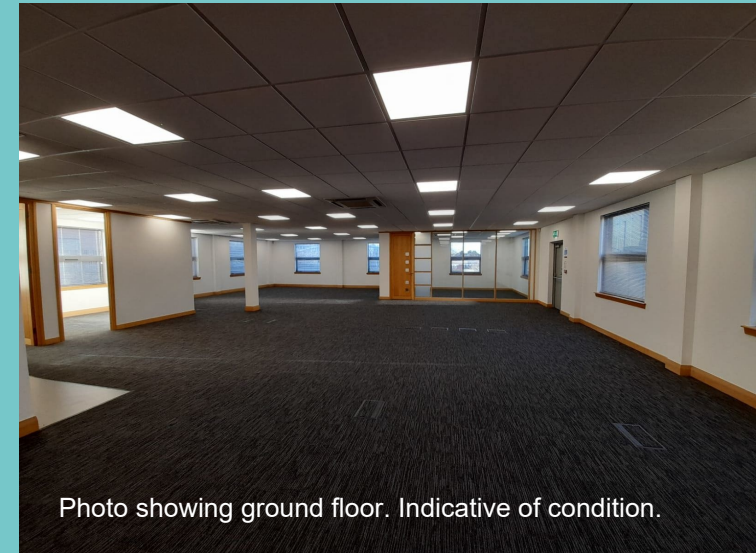
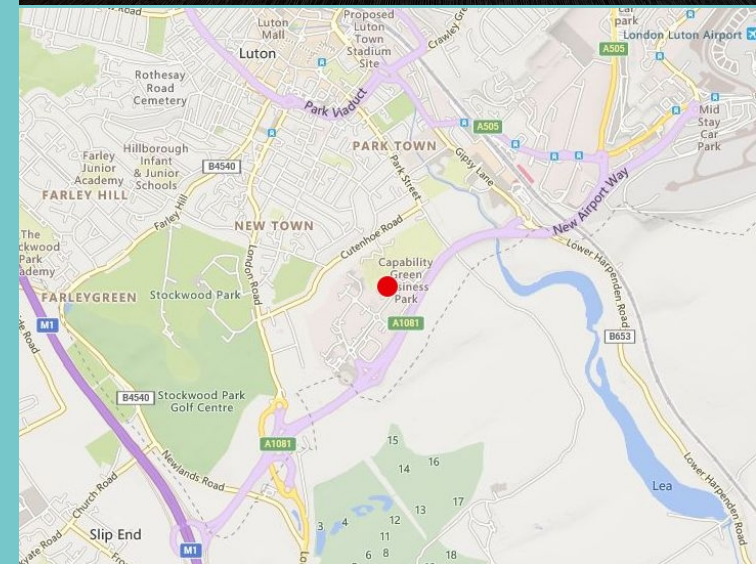


Photo showing ground floor. Indicative of condition.



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