

# TECHNICON HOUSE

905 Capability Green, Luton LU1 3LU

**FOR SALE**



**4,185 SQ FT**  
(389 SQ M)

Freehold Opportunity, Guide Price £1,000,000

**Lambert  
Smith  
Hampton**

## Description

905 Capability Green is an attractive two-storey modern office building with double height reception atrium.

These are excellent levels of natural light with views towards Luton airport and further benefits from full accessed raised floors, suspended ceilings with recessed air conditioning and lighting, WCs and kitchens to each floor (following refurbishment).

Prominently located on Capability Green Business Park, The available space also has a generous parking allocation of 21 spaces, including 1 disabled space.

## Specification

- Attractive double height glazed reception
- Views towards Luton Airport
- Air conditioning
- Full access raised floors and suspended ceilings
- 21 parking spaces
- Prominent location within Capability Green
- LED lighting
- Opportunity for an owner occupier or investment

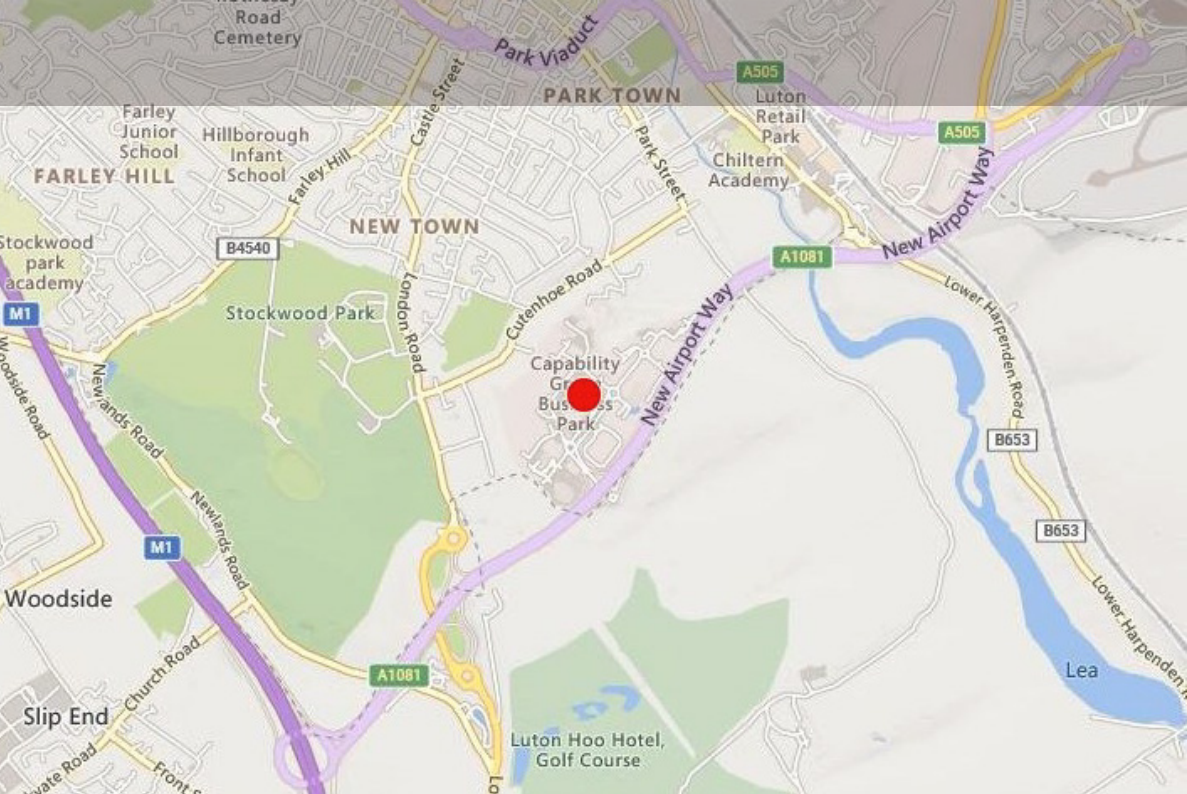


# Location

Capability Green is in immediate proximity to Junction 10 of the M1 (1 mile), London 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.



# Tenancy Schedule

| Floor                             | Occupier | Sq Ft | Sq M | Rent        | Lease Expiry |
|-----------------------------------|----------|-------|------|-------------|--------------|
| Ground                            | Tenant 1 | 1,881 | 175  | £34,200     | 24-Aug-33    |
| First                             | Tenant 2 | 1,851 | 172  | £32,004     | 18-Feb-29    |
| TOTAL FLOOR AREA (Incl Ancillary) |          |       |      | 4,185 Sq Ft |              |

Detailed Lease Summaries Available On Request





## Additional Information

### EPC

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### TERMS

Freehold Opportunity, Guide Price £1,000,000

### BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

### LEGAL COSTS

Viewing strictly by prior appointment only, through the sole selling agent Lambert Smith Hampton. Please contact us to book an appointment.

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the agents.

## Contact

For more information please contact:

### MADDY ARMSTRONG

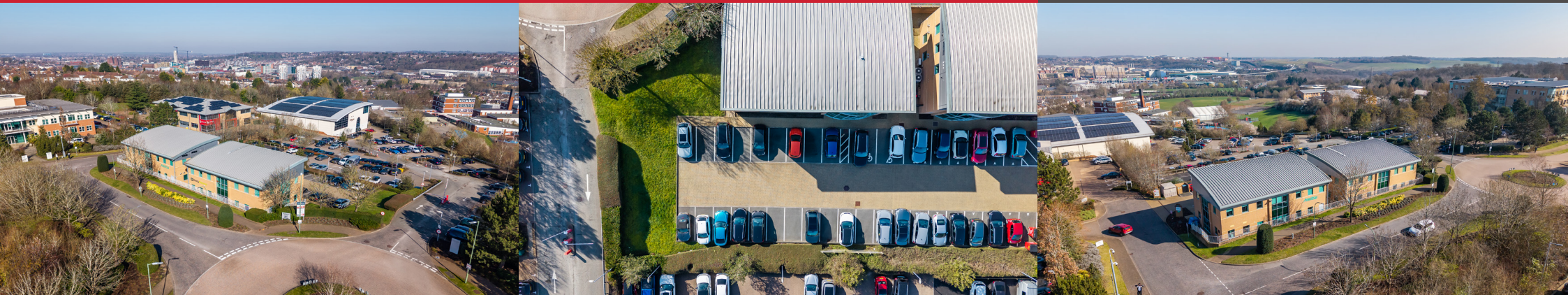
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