

BUILDING 210 | THE VILLAGE | LUTON | BEDFORDSHIRE | LU2 8DL



## 210 THE VILLAGE

*Modern Office Premises / Generous Parking / Attractive Business Park*

TO LET

**S.R. Wood & Son**

Est.1981

**01582 401 221**

[www.srwood.co.uk](http://www.srwood.co.uk)



## Key Features

- Modern Office Space
- Generous Parking
- Attractive Business Park
- Flexible Terms (STC)

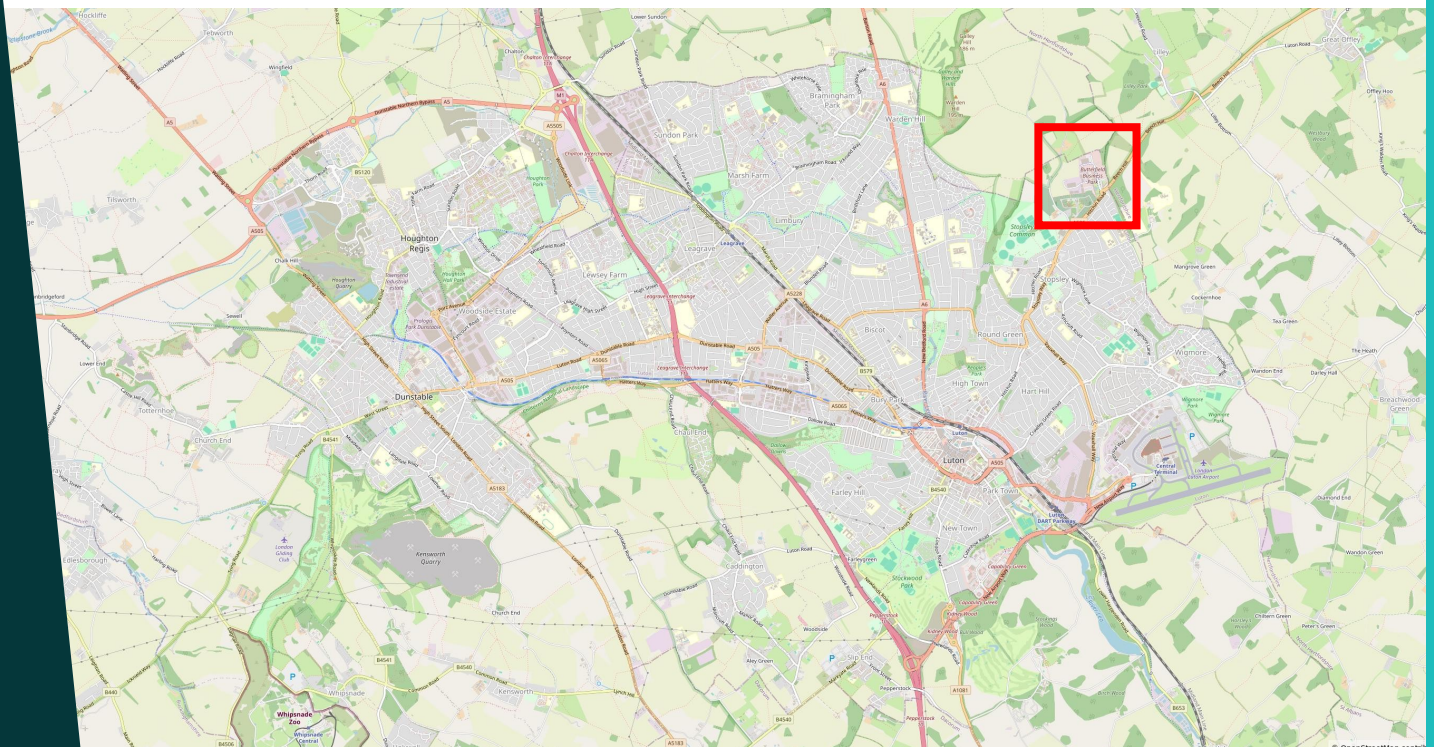
# Location

Located in the county of Bedfordshire, Luton is one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high-speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

The town is subject to major investment, with number of key development sites underway and in the pipeline. Firstly, the proposed expansion of London Luton Airport. Secondly, Power Court, which is to house a new stadium and will be the new home of Luton Town Football Club. Thirdly, the former Bute Street carpark, which is to house a new performing arts venue called The Stage and a mixture of residential and commercial premises. Lastly, Junction, a high spec logistics park adjacent to Junction 10 of the M1.

Building 210 at The Village is situated at the Butterfield Business Park, to the north of the town and just off the A505. The following are within proximity:

- **London Luton Airport** – 4 miles
- **Luton Parkway Station** – 4 miles
- **M1** – 5 miles
- **A1(M)** – 8 miles
- **M25** – 14 miles





## Description

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Building 210 offers modern office accommodation and benefits from the following:

- Raised access flooring.
- Earth Duct heating and cooling.
- Automatic opening windows.
- Full height glazing providing the suites with excellent natural light.
- Generous on-site parking.

## Terms

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The suites are available for lease individually or combined at a rent of £15.00/sqft. Please refer to the availability schedule for service charge information.

## Legal Costs

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Each party is to bear its own costs incurred.

## VAT

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All costs are subject to VAT if applicable.

## Availability Schedule

<b>Suite</b>	<b>Size</b>	<b>Rent</b>	<b>Service Charge (approx)</b>	<b>Status</b>
Ground Floor A	4,624 sqft	£69,360 pa	£47,465 pa	Available
Ground Floor A2	511 sqft	£7,665 pa	£5,590 pa	Under Offer
Ground Floor A3	1,331 sqft	£19,965 pa	£14,561 pa	Available
Ground Floor B1	970 sqft	£14,550 pa	£10,619 pa	LET
First Floor A	4,655 sqft	£81,030 pa	£50,960 pa	Available

## Viewings

To arrange a viewing and for further information, please contact joint sole letting agency S.R. Wood & Son Ltd.

**Office:**

**Tel:** 01582 401 221

**Email:** [admin@srwood.co.uk](mailto:admin@srwood.co.uk)

**Web:** [www.srwood.co.uk](http://www.srwood.co.uk)

**Stephen Wood:**

**Mob:** 07798 610 003

**Email:** [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk)

**Jacob Wood MSc:**

**Mob:** 07401 221 022

**Email:** [j.w@srwood.co.uk](mailto:j.w@srwood.co.uk)

