



722, Capability Green Business Park, Luton LU1 3LU

**TO LET
MAY SELL**

Attractive Modern Office Building

**1,530 - 3,060 Sq Ft
(142 - 284 Sq M)**

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DESCRIPTION

722 Capability Green is an attractive modern office building that provides occupiers with excellent natural light and a parking allocation of 12 spaces at a ratio of 1:255 sq ft.

The property is available as a whole or individual floors. The suites benefit from a good specification which includes meeting rooms, kitchenettes on both floors, and an EV charging point.

- ✓ **Suspended ceilings with LED lighting**
- ✓ **EPC B**
- ✓ **Air conditioning**
- ✓ **Kitchenettes on both floors**
- ✓ **12 allocated parking spaces**
- ✓ **Meeting rooms**

LOCATION

Located on Capability Green Business Park, 722 is well positioned to major transport links including Luton Airport Parkway Station, Junction 10 of the M1, and Luton Airport all within close proximity.

The park itself has occupiers such as easyJet, AstraZeneca, Handelsbanken and benefits from amenities from Greggs and David Lloyd Leisure

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	1,530	142
First Floor	1,530	142
Total	3,060	284

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 B-46



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VIEWING & FURTHER INFORMATION

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