



725 Capability Green, Luton LU1 3LU

**TO LET
FOR SALE**

Modern Office Building

**3,078 - 6,156 Sq Ft
(286 - 572 Sq M)**

725 Capability Green, Luton LU1 3LU

DESCRIPTION

725 Capability Green is a modern office building offering good levels of natural light and a parking allocation of 24 spaces at a ratio of 1:257 sq ft.

The property is available as a whole or individual floors. The suites benefit from a good specification which includes raised floors, suspended ceilings and air conditioning.

- ✓ Meeting rooms and kitchenette
- ✓ Raised floors
- ✓ Air conditioning
- ✓ Suspended ceilings
- ✓ 24 car parking spaces
- ✓ J10 of the M1 and Luton Airport Parkway station nearby

LOCATION

Situated on one of the premier business parks on the M1 corridor, 725 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 Hotel.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	3,078	286
First	3,078	286
Total	6,156	572

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

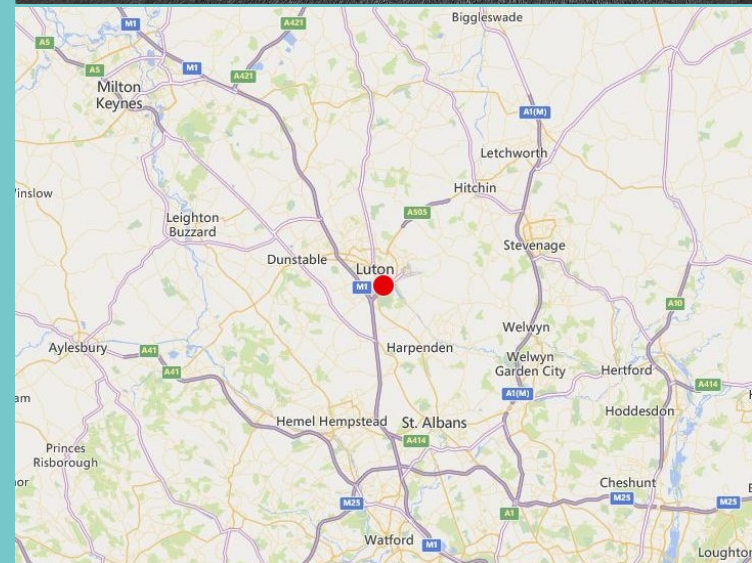
Interested parties are advised to make their own enquiries with the local authority.

TERMS

Available on a new full repairing and insuring lease directly from the freeholder at a quoting rent of £22.50 psf.

EPC

B-49



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VIEWING & FURTHER INFORMATION

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