



Building 400, Capability Green, Luton, LU1 3AE

Grade-A Office Suite at Luton's Premier Landscaped Business Park

Summary

Tenure	To Let
Available Size	4,092 sq ft / 380.16 sq m
Rent	£102,300 per annum
Service Charge	£12.50 per sq ft
Rates Payable	£36,075 per annum
Rateable Value	£65,000
EPC Rating	Upon enquiry

Key Points

- Grade-A
- Landscaped Business Park
- Parking x26
- Staffed Reception
- Communal Atrium & Garden
- Proximity to M1 (J10)
- Proximity to London Luton Airport

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Location

Capability Green is widely considered to be region's premier office park, with exceptional road links to the M1 (J10), A505, London Luton Airport, The DART and Parkway railway station.

Description

Upon entrance to Building 400 is a manned reception followed by a communal atrium. The subject suite is located at ground floor level and is the first office to the right hand side upon entry to the building. The suite is predominantly open plan with a handful of partitioned office rooms, a conference room, store, open plan kitchenette and twin WCs. Partition walls can be removed to suit an occupier's specification. Furthermore, the premises benefits from the following:

- Newly installed air conditioning system.
- Raised access flooring.
- Carpet tiles.
- Suspended ceiling.
- LED lighting.
- 26 parking spaces.

Terms

The suite is available upon a new internal repairing and insuring (IRI) lease for £102,300 per annum exclusive (£25.00/sqft). The service charge is currently levied at £12.50/sqft and covers items such as: external maintenance, manned reception, landscaping, lift shafts and common area utilities. The building insurance contribution is approximately £3,000 per annum.

Rateable Value

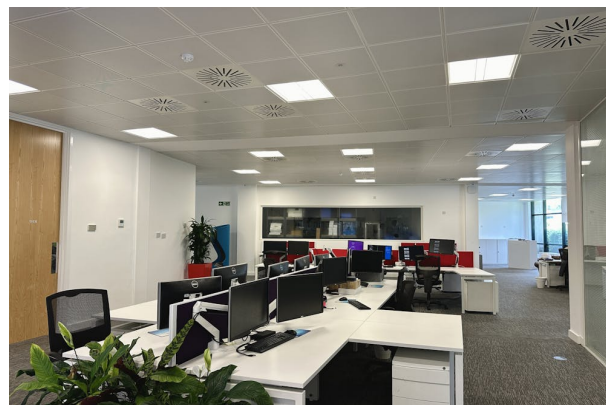
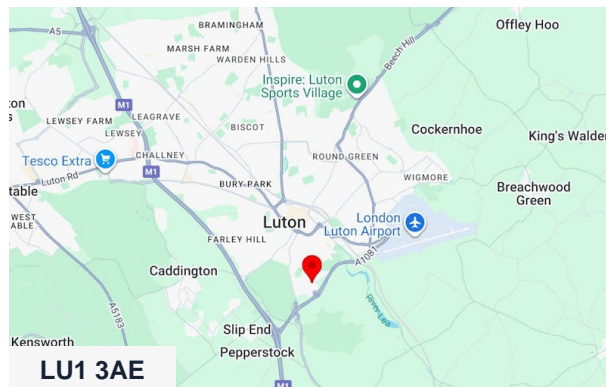
The rateable value for the subject suite is £65,000 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.

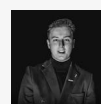


Viewing & Further Information



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