

To Let / For Sale Office Property

**Jessop
& Co**

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**3,056 sq ft
(238.90 sq m)**



- 3,056 sq ft
- Premier business park location
- Self-contained building
- Air-conditioned
- Fully fitted
- 12 car parking spaces

**729
Capability Green
Luton
LU1 3LU**

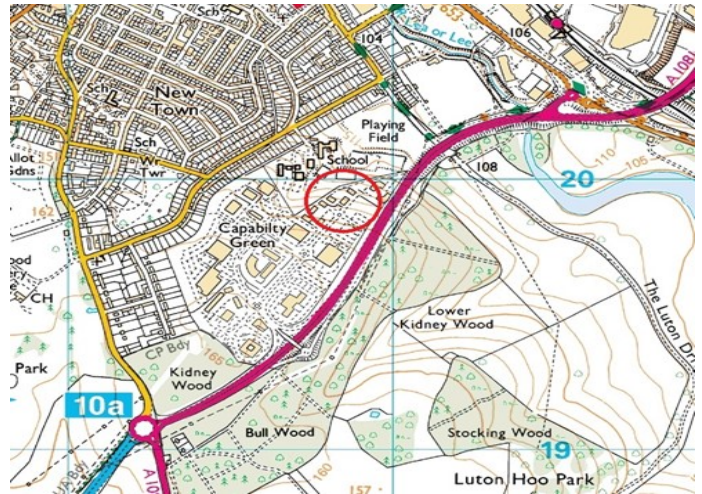
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AW House, 6/8 Stuart Street, Luton, LU1 2SJ

Location

Capability Green is located within 1 mile of Junction 10a of the M1 Motorway and within 1.5 miles of London Luton Airport. Luton Parkway Station, which provides Thameslink and East Midland rail services to central London, is within 1 mile.

The strength of Capability Green as a business location is evidenced by the presence of such organisations as Astra-Zeneca, InBev, Ernst & Young, Rexam, Blue Arrow, Selex Sensors and Marriott Hotels. There is in addition, a David Lloyd leisure complex on the park.



Description

729 Capability Green comprises a modern two storey office building located within a highly successful development of small office buildings which has attracted such occupiers as CBRE, Gate Gourmet and Galliford Try.

The premises benefit from the following amenities:

- Air-conditioning
- Raised floors
- Passenger lift
- Kitchen facilities
- Fully fitted for immediate occupation
- Data cabled
- Security controlled car park
- 12 car parking spaces

Floor Area

The property has a total floor area of approximately 3,056 sq ft. (238.90 sq m) measured on a net internal area basis.

All measurements are approximate and measured on a Net Internal Floor area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rating

The property currently has the following rating assessment:

Described as - 'Offices & Premises'

Ground Floor - £25,000

First Floor - £25,000

Terms

The property is available to let by way of a new lease drawn on a full repairing & insuring basis for a term to be agreed.

Alternatively the freehold interest is available.

A service charge is levied to contribute towards the upkeep of the common parts of the estate.

Quoting Rental

£50,500 per annum payable quarterly in advance.

Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

VAT

Rents are quoted exclusive of VAT.

EPC

The property has an EPC rating of B (46).

Viewing and further information strictly by appointment with appointed agent :

Jessop & Co

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