

To Let



**Eaton House
Proctor Way
London Luton
Airport
Luton
LU2 9PE**

- **1,537 - 3,057 sq ft**
- **Located close to London Luton Airport**
- **Suitable for a variety of airport uses**
- **Available as a whole or floor by floor**
- **Flexibility to sub-divide**
- **Part air-conditioned**
- **12 car parking spaces**

Location

Eaton House is located within close proximity to London Luton Airport just off Percival Way which forms the airport's main commercial road. Nearby occupiers include Monarch, Tui, Signature Flight Support & Gulfstream.

The M1 motorway (J10a) is approximately 2 miles to the west and is accessed via the A1081. Luton Parkway Station is approximately 1 mile away.

Description

Eaton House comprises a modern self-contained two-storey office building which is available either as a whole, floor by floor basis or part floor basis. Each floor has the benefit of six car parking spaces which are located immediately adjacent to the building.

Eaton House is suitable for a variety of uses ranging from offices through to light assembly/production and offers flexible accommodation benefiting from the following:

- Part air-conditioned
- Double glazed
- Perimeter trunking
- 12 car parking spaces

Floor Area

Eaton House has the following floor areas:

Ground Floor -1,537 sq ft (142.78 sq m)
First Floor - 1,538 sq ft (142.96 sq m)
Total - 3,075 sq ft (285.74 sq m)

The accommodation provides a mixture of open plan areas and meeting rooms There are toilets on each floor and a communal kitchen.

All floor areas are in accordance with IPMS:Office Buildings.

Rating

The accommodation will have the following rating assessment in the proposed 2017 rating list:

Rateable Value - £38,000

Please note that this is not the rates payable.



Terms

The property is available by way of a new internal repairing and insuring lease for a negotiable term of years.

A service charge is levied to contribute towards the maintenance of the structure of the building and the upkeep of the common parts of the building.

Quoting Rental

£46,125 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 D (90) & E (113).

Viewing and further information strictly by appointment with appointed agent :

Jessop & Co

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