



- Modern first floor office suite
- Within 1 mile of M1 Junction 10
- High quality specification
- Air conditioning
- Security alarmed
- Passenger lift
- 5 parking spaces

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

First Floor Office, 723 Capability Green, Luton, Bedfordshire, LU1 3LU

Modern high quality offices

Approx. 1,326 Sq Ft (123.19 Sq M)

To Let

First Floor Office, 723 Capability Green, Luton, Bedfordshire, LU1 3LU



Description

A well-presented first-floor office suite featuring a predominantly open-plan layout with a partitioned boardroom. The suite is equipped with a suspended ceiling with recessed Cat II lighting, air conditioning, and raised floors with inset Cat V data cabling. The office also benefits from a kitchenette with a dishwasher and fridge, as well as two twin toilets on the first floor.

The office is fully DDA-compliant, with the building offering access via a passenger lift.

Externally, the suite comes with five allocated parking spaces.

Location

Positioned within Capability Green Business Park which is a well known and modern office location on the M1 corridor with excellent communication links by both road and rail.

Luton Airport Mainline Station 1.5 Miles
M1 (Junction 10) 1 Mile
Luton Airport 4 Miles

Rent

£24,950 per annum exclusive

Terms

Available by way of a new internal repairing and insuring lease.

Business Rates

From verbal enquiries, we understand the current rateable value is £30,500 with rates payable in the order of £14,945 per annum.

VAT

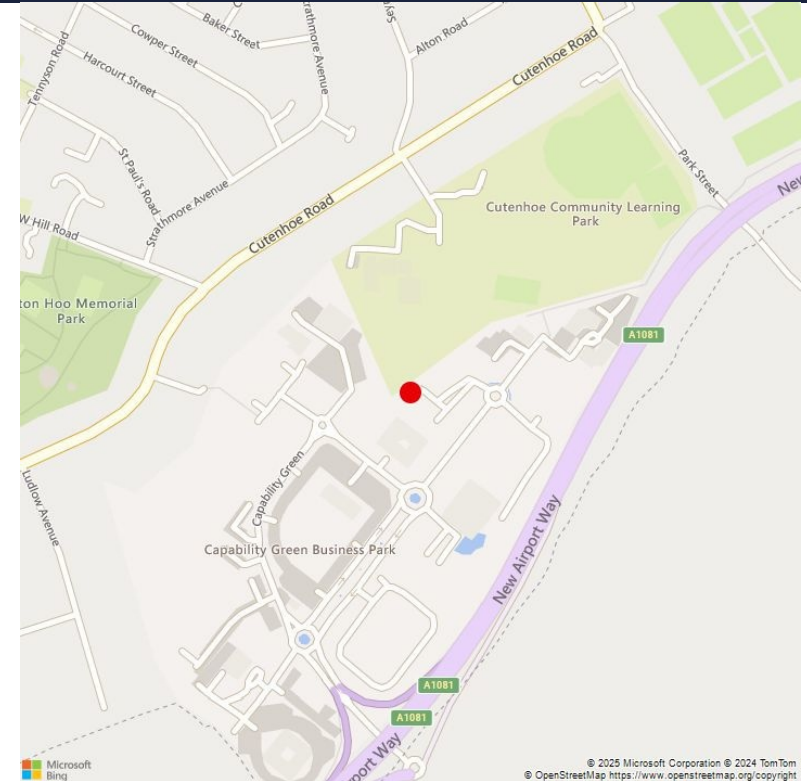
This property is subject to VAT.

Energy Performance Rating

D-85

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together as well as a capability green estates charge.
Please contact for more information.



Viewings

By appointment only with sole agents Aitchison Raffety
Georgia Strazza 01727 843232
georgia.strazza@argroup.co.uk

**AITCHISON
RAFFETY**

www.argroup.co.uk



IMPORTANCE NOTICE

Aitchison Raffety (AR) for themselves and for the vendors/lessors of this property, whose agents they are, give notice that: (1) These particulars are set out as a general guideline only for the guidance of prospective purchasers/lessees and do not constitute the whole, nor any part, of an offer or contract. (2) No person employed by AR has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. The terms quoted and all subsequent negotiations are subject to contract. (3) All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the time of compilation, but an intending purchaser/lessee should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. (4) Any comment on council tax/rateable value/rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) All plant, machinery, equipment, services and fixtures & fittings referred to were present at the date of first inspection, but have not been tested and AR give no warranty or representation as to their condition, operation or fitness for the intended purpose. (6) AR do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of those particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices/rents are exclusive of VAT (unless otherwise stated) and interested parties should take independent advice as to the VAT and general taxation implications of proceeding. (8) For all sales it is a legal requirement that we make ID checks on the purchaser and verify the source of funds.