



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

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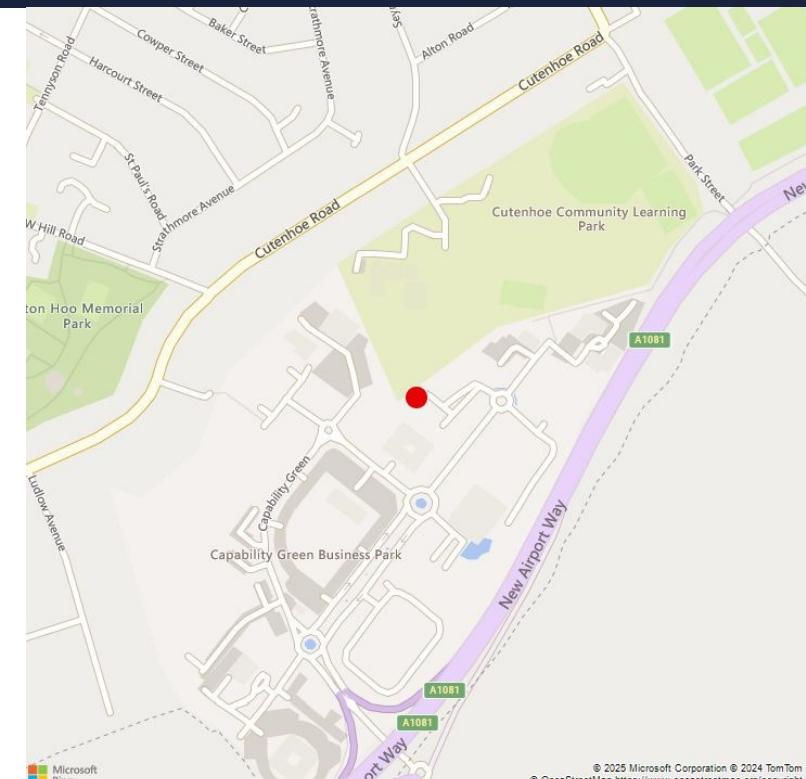
First Floor Office, 723 Capability Green, Luton, Bedfordshire, LU1 3LU

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  
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