

TO LET
OFFICE

 **GRAHAM
SIBBALD**



**730 Capability Green, Luton,
Bedfordshire, LU1 3LU**

- Flexible lease terms available
- Within 1 mile of M1 (Jn 10)
- 2 car parking spaces available
- Inclusive rent of utilities and service charge.

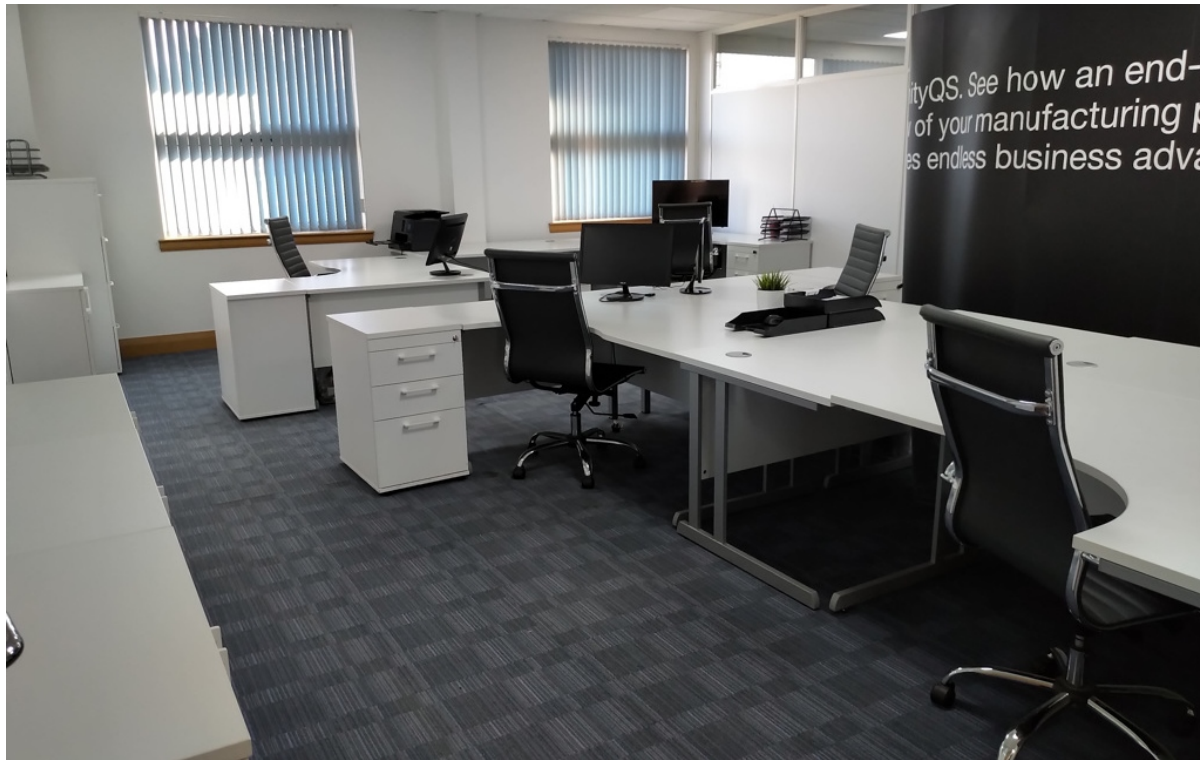
LOCATION

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

Luton Parkway Mainline Station 1.5 Miles

M1 (Junction 10) 1 Mile

Luton Airport 4 Miles



DESCRIPTION

The first floor suite has been fit to a high specification, featuring suspended ceilings with recessed LED lighting, air conditioning, and a raised access floor with integrated Cat V data cabling and fibre connectivity. The space is fully equipped with CCTV, door entry systems, and integrated fire and security alarms.

The suite also benefits from a shared kitchen area, and two allocated on-site parking spaces.

ACCOMMODATION

First floor suite	313 Sq Ft	29.08 Sq M
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RATEABLE VALUE

The property should benefit from small business rates relief. Further details available on request

QUOTING RENT

£12,500 Per Annum

The rent is inclusive of utility bills, building service charge and wider estate fees.

Further details available on request.

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

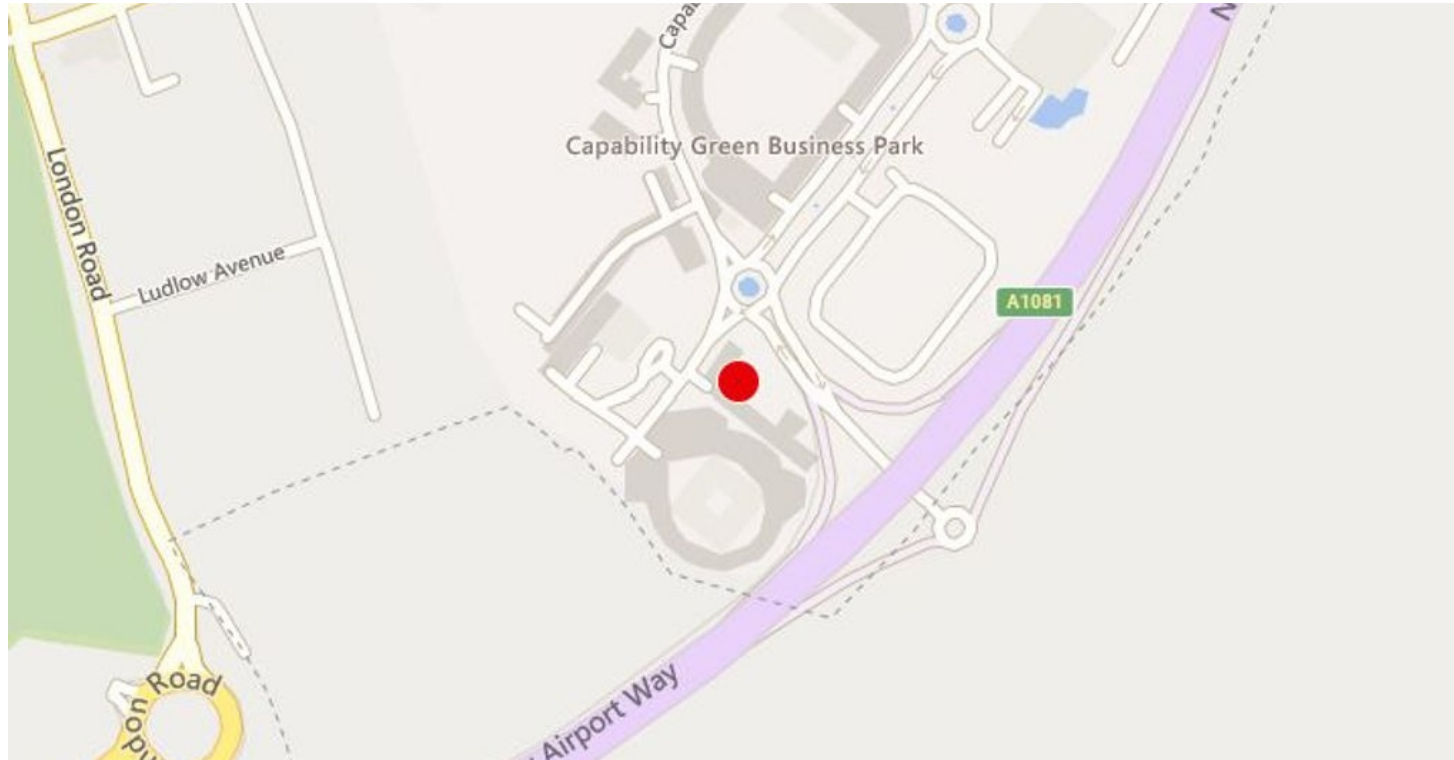
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TENURE

Flexible lease terms available

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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Date published: 15-Apr-2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.