

TO LET
OFFICE

 GRAHAM
SIBBALD



730 Capability Green, Luton,
Bedfordshire, LU1 3LU

- Flexible lease terms available
- Within one mile of M1 (Jn 10)
- Eight car parking spaces available
- High spec spaces within modern office building

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 ground 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 private kitchen area, and six allocated on-site parking spaces.

There is additional space on the first floor which is arranged as two partitioned rooms. This floor also has access to shared kitchen and WC facilities. The suite has two allocated parking spaces.

ACCOMMODATION

Ground floor suite	1,528 Sq Ft	141.95 Sq M
First floor suite	313 Sq Ft	29.08 Sq M
Total	1,841 Sq Ft	171.03 Sq M

RATEABLE VALUE

Business rates information available on request

VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

B-44

TENURE

Flexible lease terms available

SERVICE CHARGE

Service charge details available upon request

QUOTING RENT

Ground Floor Suite- £27,950pa

Ground and First Floor Suite- £33,950pa

LEGAL COSTS

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

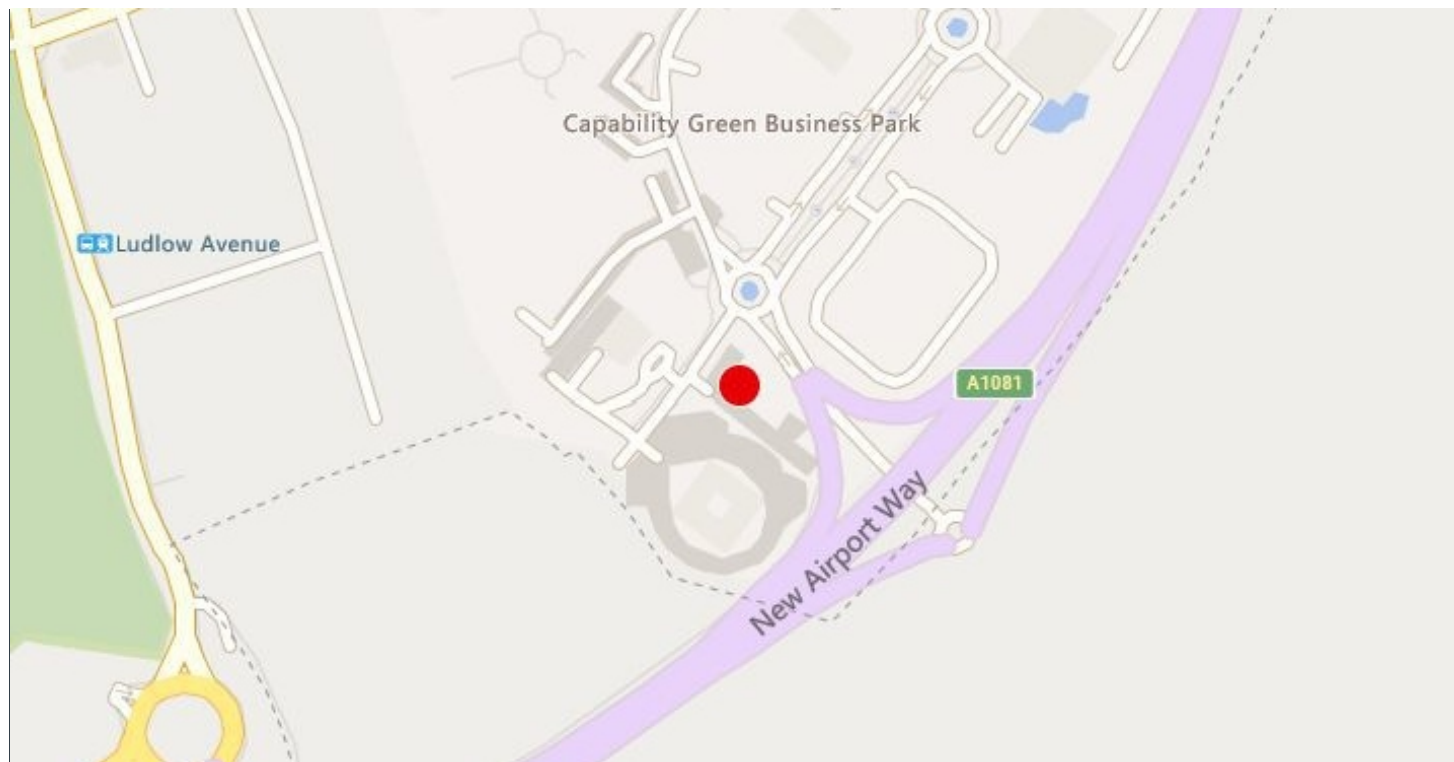
To arrange a viewing please contact:



GEORGIA STRAZZA
Associate Director
georgia.strazza@g-s.co.uk
01727 843232



ALEX STRAZZA
Property Agent
alex.strazza@g-s.co.uk
01727 843232



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.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

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.