

723

Prime Office TO LET

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

S.R. Wood & Son

Est. 1981

01582 401 221
www.srwood.co.uk





723 Capability Green

KEY FEATURES:

- Luton's Premier Office Development
- Landscaped Business Park
- Strategic Location
- Arterial Routes (M1 J10, A505, A6)
- London Luton Airport within Proximity
- Luton Town Centre within Proximity
- Allocated Parking

ACCOMMODATION:

1,326 SqFt
(123.18 m²)

VIDEO-TOUR:

A comprehensive video-tour of this property is available to watch. Please [click here](#) to view it.



LOCATION:

Capability Green is widely considered to be one of the premier landscaped office parks within the South East; favoured by many national/blue-chip occupants.

The development is strategically located, with the following in proximity:

- **M1 J10** = 1 mile
- **Other Arterial Routes (A505 to Hitchin and A6 to Bedford)**
- **London Luton Airport** = 1.29 miles
- **Luton Town Centre** = 0.91 miles
- **Luton & Dunstable Hospital** = 3.42 miles

DESCRIPTION:

723 Capability Green forms a semi-detached building, with brick elevations and a glass clad, atrium style entrance lobby.

The vacant office suite is situated upon the first floor and is predominantly open plan, with a partitioned board room and meeting/breakout room. Furthermore, it benefits from the following:

- 5 allocated parking spaces
- Passenger lift
- Raised access flooring
- Carpet tiled flooring
- Suspended ceiling
- LED lighting
- Air conditioning
- Twin w/c upon ground and first floor
- Kitchenette with dishwasher and fridge
- Intercom system

TERMS:

The property is available upon a new internal repairing and insuring (IRI) lease, for a term to be agreed at **£25,000** per annum exclusive.

There is an estate service charge for the maintenance and upkeep of the immediate area, at a cost of circa £1,200 pa. In addition, there is service charge for the groundskeeping and security of the wider estate, as a cost of circa £2,000 pa.

RATEABLE VALUE:

The Rateable Value of this property is **£30,500**. Please note that this is not Rates payable.

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate.



VIEWING:

Stephen Wood:

- Mob: 07798 610 003
- Email: s.w@srwood.co.uk

Jacob Wood:

- Mob: 07401 221 022
- Email: j.w@srwood.co.uk

Office:

- Tel: 01582 401 221
- Web: www.srwood.co.uk



INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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