



- Ground and first floor suite available
- Within 1 mile of M1 (Jn 10)
- Full access raised floors with inset cat v cabling
- Air conditioning
- Shared kitchen and WCs
- Parking available
- Fibre data connection (250 MG)
- All Inclusive Rent
- EPC- B

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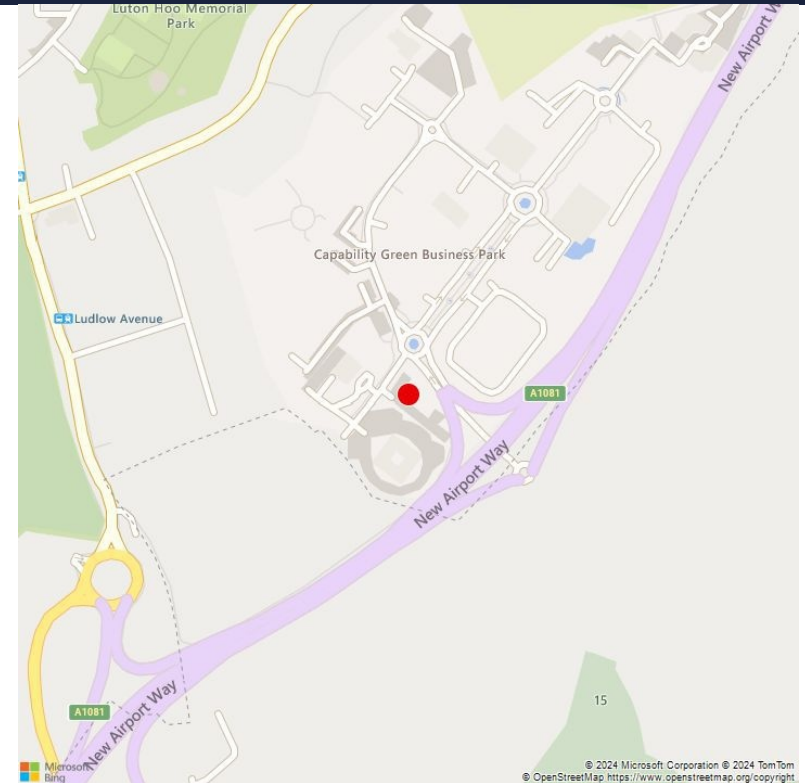
730 Capability Green, Luton, Bedfordshire, LU1 3LU

Flexible office suites within modern office building

Approx. 209 - 313 Sq Ft (19.42 - 29.08 Sq M)

**To Let**

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



## Description

Two suites are available within this modern office building fitted to a good specification.

The first floor office suite has been partitioned into two rooms whilst the ground floor is open plan. Both benefit from excellent data connectivity, air conditioning, and entry phone.

There are shared kitchen and WC facilities. Externally there are 2 parking spaces.

## 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

## Floor Area

|                    |           |            |
|--------------------|-----------|------------|
| First Floor Suite  | 313 Sq Ft | 29.08 Sq M |
| Ground Floor Suite | 209 Sq Ft | 19.42 Sq M |

## Rent

|                    |           |            |
|--------------------|-----------|------------|
| Ground Floor Suite | 209 sq ft | £7,700 pa  |
| First Floor Suite  | 313 sq ft | £11,500 pa |

## Terms

Available by way of a license on a flexible term.

## Business Rates

From online enquiries, we understand the suite will benefit from small business rates relief.

## VAT

This property is subject to VAT.

## Energy Performance Rating

B-46

## Service Charge

The Rental figure includes all utilities, IT, telephone usage, cleaning of communal areas, and estate charges.

# AITCHISON

## RAFFETY

[www.argroup.co.uk](http://www.argroup.co.uk)

### Viewings

By appointment only with sole agents Aitchison Raffety  
Georgia Strazza 01727 843232  
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