

## BASEPOINT BUSINESS & INNOVATION CENTRE, 110 BUTTERFIELD, GREAT MARLINGS, LUTON, LU2 8DL



**OFFICE SUITES &  
STUDIOS/UNITS TO LET**  
**100–2,000 SQFT (9.29–185.8 M<sup>2</sup>)**

**From £530.40 pm  
inclusive of VAT**

### [YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

### [DESCRIPTION](#)

The two storey, purpose built property provides many workrooms/offices in a popular area with on site parking.

Workrooms/offices naturally 'come and go'. Below is an indication of availability and prices.

Unit No.	Sq Ft	Sq M	Monthly Rent Inc. V.A.T.	Deposit	Unit Type
B6	832	77.6	£1,320.00	£1,650.00	Studio
B7	832	77.6	£1,320.00	£1,650.00	Studio
C9	200	18.6	£530.40	£795.60	Office
D1	200	18.6	£530.40	£795.60	Office
D2	200	18.6	£530.40	£795.60	Office
D4	284	26.4	£530.40	£795.60	Office
D6	284	26.4	£530.40	£795.60	Office
F20a	1,141	114.5	£2,289.60	£2,862.00	Office

The units are inclusive of buildings insurance, water rates, heating, refuse collection, use of shared kitchens/showers, DDA compliancy, passenger lifts, CCTV, 24 hour access, electric, landscaping, building maintenance, common area cleaning, staffed reception, 11 allocated disabled parking spaces, high speed internet access, digital telephone system, carpeting, raised flooring, bicycle stands, meeting/training rooms.

## LOCATION

Butterfield is a new office and commercial park located on the A505 toward the east of Luton, having good road links to North Hertfordshire and London Luton Airport.

## TERMS

The smaller suites are available upon very flexible, 'in and out terms'. The larger suites are available upon new leases for a term of 3 years or more.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

Each occupier is to pay for their own Business Rates. Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## VAT

We are advised V.A.T. is charged on the rent.

## VIEWING

For further information or an appointment to view, kindly contact S. R. Wood & Son Ltd.

**01582 401 221**

Click the icons below to be redirected to the website or relevant social media page



70-78 Collingdon Street • Luton • Bedfordshire • LU1 1RX

Tel: 01582 401221 • Email: [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk) • Website: [www.srwood.co.uk](http://www.srwood.co.uk)

Registered in England No. 2780388 • VAT No. 345 1306 82