

722, Capability Green Business Park, Luton, Bedfordshire LU1 3LU

Freehold Office Building

Lot 25

Vacant



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Office	142 sq m	(1,530 sq ft)	VACANT
First	Office	142 sq m	(1,530 sq ft)	
Total		284 sq m	(3,060 sq ft)	

Key Details

- Modern office building of 284 sq m (3,060 sq ft)
- 12 car parking spaces
- Occupiers on Capability Green Business Park include Ernst & Young, Handelsbanken & Astrazeneca
- Excellent office location approximately one mile from M1 (Junction 10)

On Behalf of PRAXIS

Location

- Miles:** 20 miles south-east of Milton Keynes
30 miles north-west of Central London
35 miles south-west of Cambridge
41 miles east of Oxford
- Roads:** A6, A505, A1081, M1 (Junction 10)
- Rail:** Luton Railway Station
- Air:** London Luton Airport

Situation

Luton is a well established commercial centre located 30 miles north of Central London, 41 miles east of Oxford and 35 miles south-west of Cambridge. The town benefits from its close proximity to the M1 motorway (Junctions 10 and 11), together with Luton International Airport and regular rail services to London and the North. The M25 motorway is 11 miles to the south. The property, located on the Capability Green Business Park, is accessed via the A1081 2 miles to the south of Luton town centre and 1 mile from the M1 (Junction 10). Tenants on the purpose built business park include Ernst & Young, Handelsbanken, Randstad, Astrazeneca, Stonegate Pub Company and the Wates Group. Other occupiers nearby include a David Lloyd gym and Marriott Hotel.

Description

The property comprises a ground and first floor semi-detached office building. The office accommodation benefits from suspended ceilings, raised floors, comfort cooling and the right to 12 car parking spaces.

Tenure

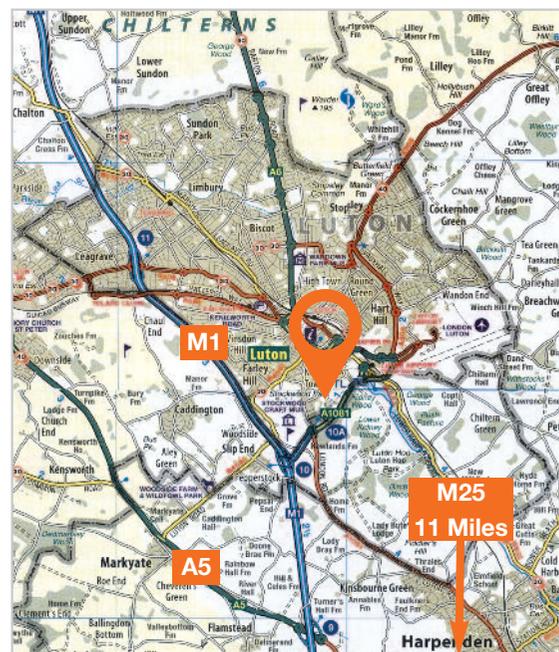
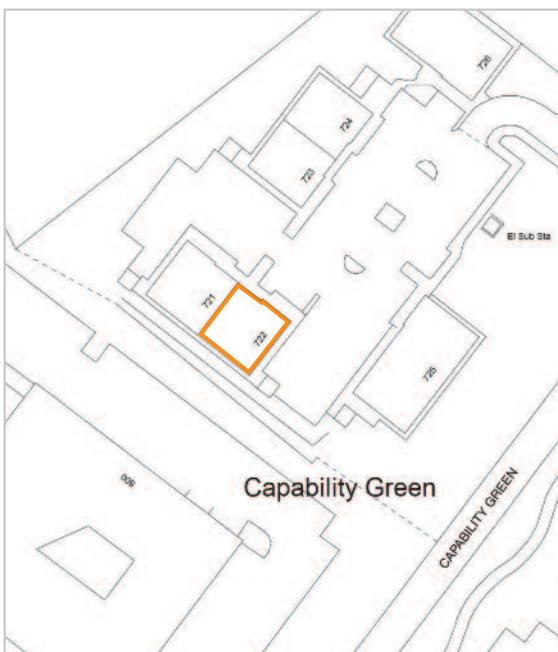
Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band D. See legal pack at www.acuitus.co.uk.



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