

400 CAPABILITY GREEN

Grade-A Office Premises in Luton's Premier Landscaped Business Park

Part Ground Floor, 400 Capability Green, Luton, Bedfordshire, LU1 3AE

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk





KEY FEATURES:

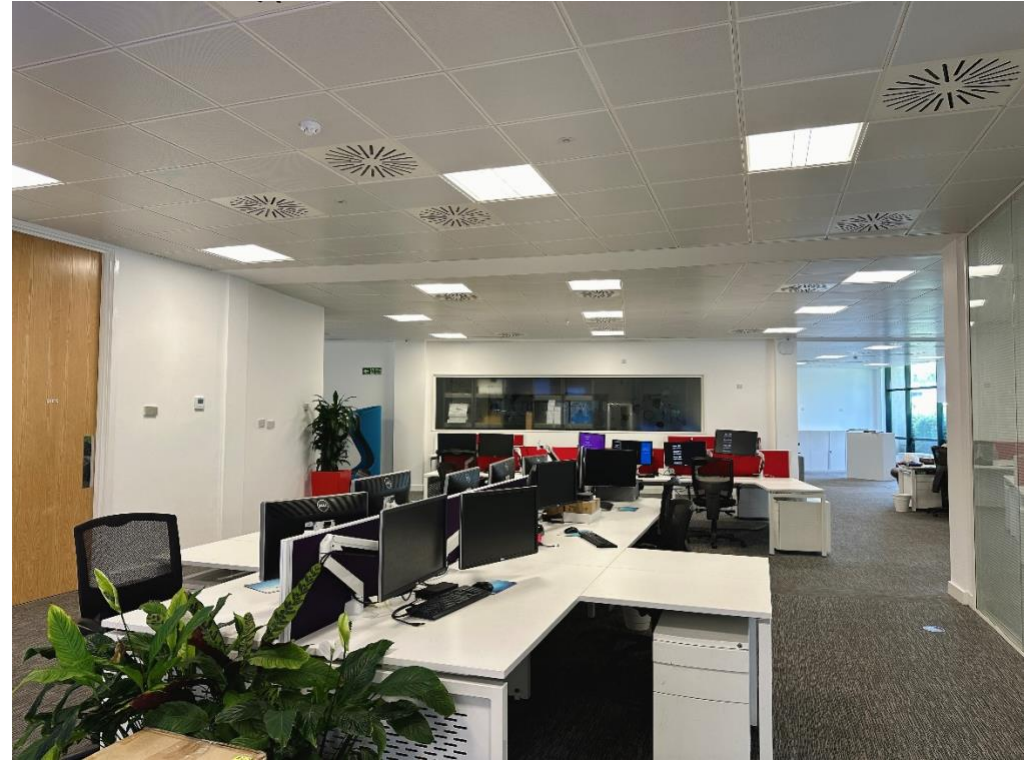
- Grade-A
- Landscaped Business Park
- Region's Premier Business Park
- Parking Provisions
- Manned Reception
- Communal Atrium
- Access to M1 (J10)

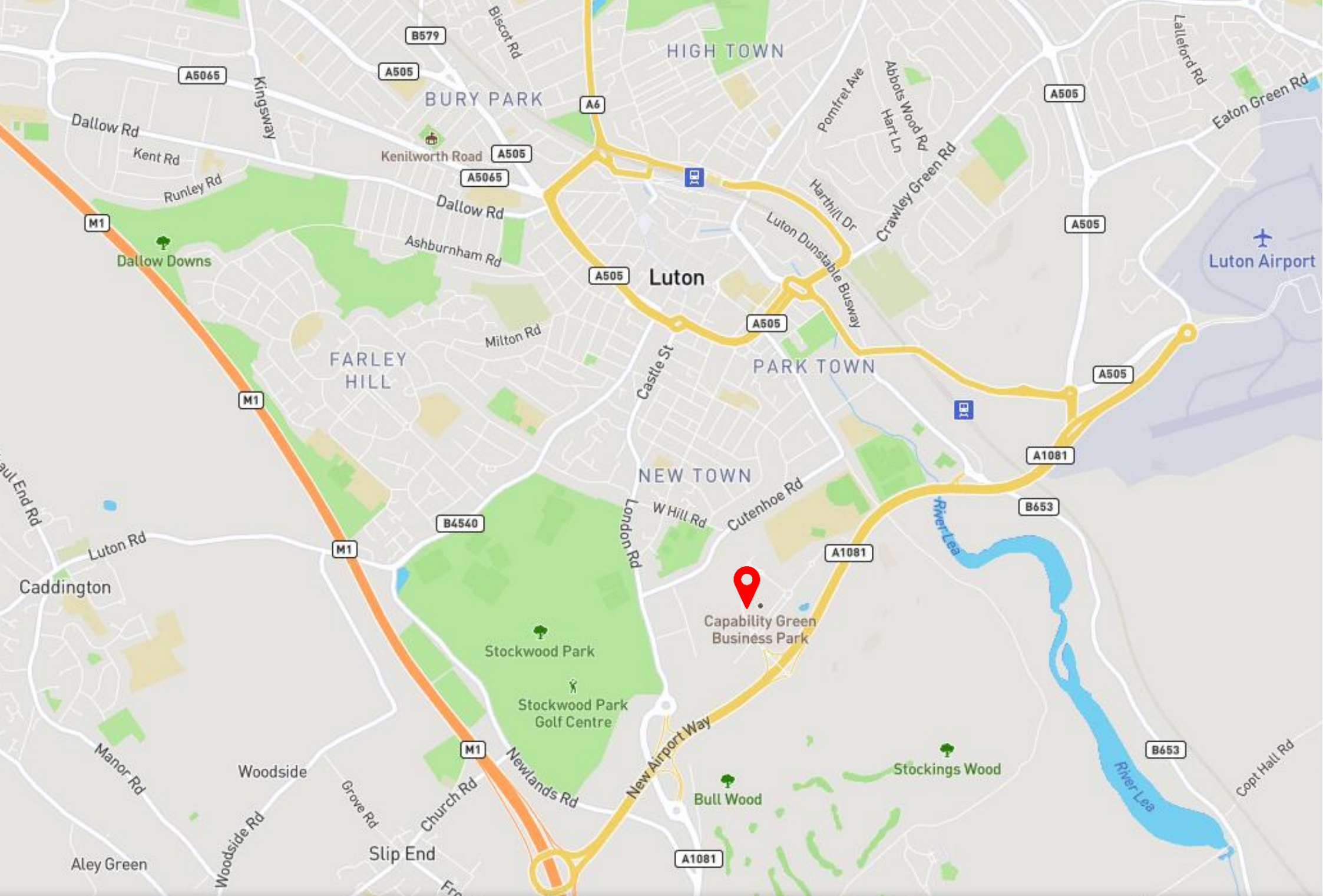
ACCOMMODATION:

4,092 SqFt
(380.16 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 region's premier office park, with exceptional road links to the M1 (J10), A505, London Luton Airport, The DART and Parkway train station.

DESCRIPTION:

Upon entrance to Building 400 is a manned reception followed by a communal atrium.

The subject suite is located at ground floor level and is the first office to the right hand side upon entry to the building.

The suite is predominantly open plan with a handful of partitioned office rooms, a conference room, store, open plan kitchenette and twin WCs. Partition walls can be removed to suite an occupier's specification.

Furthermore, the premises benefits from the following:

- Newly installed air conditioning system.
- Raised access flooring.
- Carpet tiles.
- Suspended ceiling.
- LED lighting.
- 26 parking spaces.

TERMS:

The suite is available upon a new internal repairing and insuring (IRI) lease for **£102,300** per annum exclusive (£25.00/sqft).

The service charge is currently levied at £12.50/sqft and covers items such as: external maintenance, manned reception, landscaping, lift shafts and common area utilities.

The building insurance contribution is approximately £3,000 per annum.

RATEABLE VALUE:

The Rateable Value for the subject property is £65,000 (please note this is not rates payable).

Further information is available at www.tax.service.gov.uk

LEGAL COSTS:

Each party to bear their own legal and professional costs.

VAT:

Unless otherwise stated, all costs are exclusive of VAT at the appropriate rate.



VIEWING:

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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