

210 The Village

High Specification Office Suites

Building 210, The Village, Butterfield Business Park,
Luton, Bedfordshire, LU2 8DL

TO LET

Flexible Terms

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk



KEY FEATURES:

- Flexible Lease Terms (STC)
- Strategic Location
- Modern Office Suites
- Generous Parking

ACCOMMODATION:

970 – 4,655 SqFt
(90.11 - 432.46 m²)

VIDEO-TOUR:

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

LOCATION:

Located in the county of Bedfordshire, Luton is a one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high-speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

The town is subject to major investment, with number of key development sites underway and in the pipeline. Firstly, the proposed expansion of London Luton Airport. Secondly, Power Court, which is to house a new stadium and will be the new home of Luton Town Football Club. Thirdly, the former Bute Street carpark, which is to house a new performing arts venue called The Stage and a mixture of residential and commercial premises. Lastly, Junction, a high spec logistics park adjacent to Junction 10 of the M1.

Building 210 at The Village is situated at the Butterfield Business Park, to the north of the town and just off the A505. The following are within proximity:

- London Luton Airport – 4 miles
- Luton Parkway Station – 4 miles
- M1 – 5 miles
- A1(M) – 8 miles
- M25 – 14 miles

DESCRIPTION:

The property offers modern office accommodation which benefits from:

- Raised access flooring.
- Earth Duct heating and cooling.
- Automatic opening windows.
- Full height glazing providing the suites with excellent natural light.
- Generous on-site parking.

TERMS:

| Suite | Size | Rent | Service Charge | Status |
|-----------------|------------|------------|----------------|-----------|
| Ground Floor B1 | 970 sqft | £14,550 pa | £10,619 pa | Available |
| Ground Floor A | 4,624 sqft | £69,360 pa | £47,465 pa | Available |
| First Floor A | 4,655 sqft | £81,030 pa | £50,960 pa | Available |

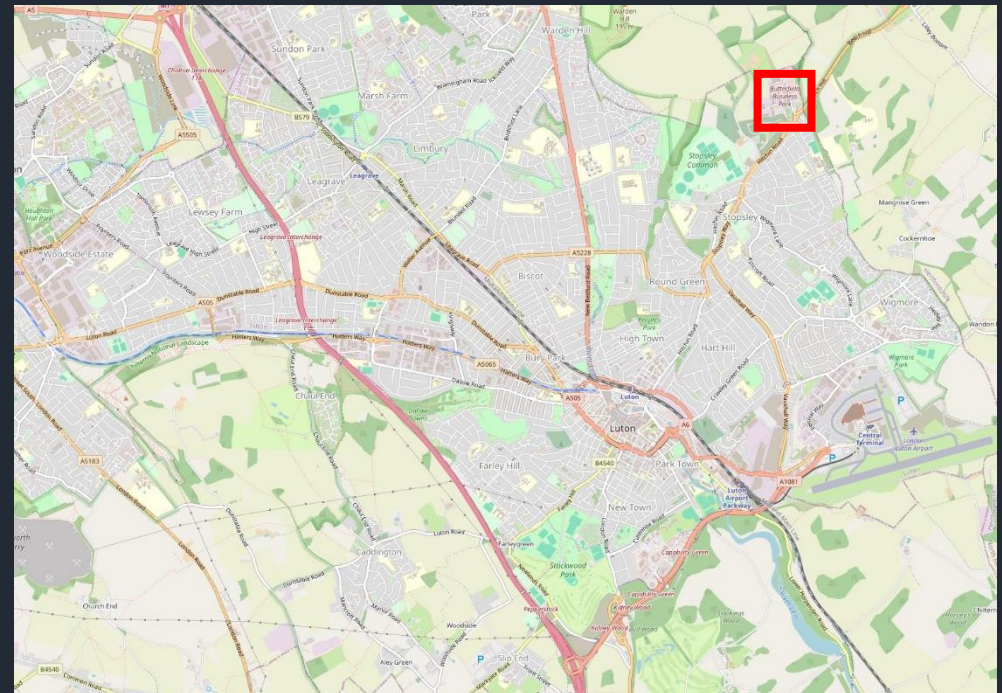
There is potential for the larger suites to be sub-divided. Please enquire for further information in this regard.

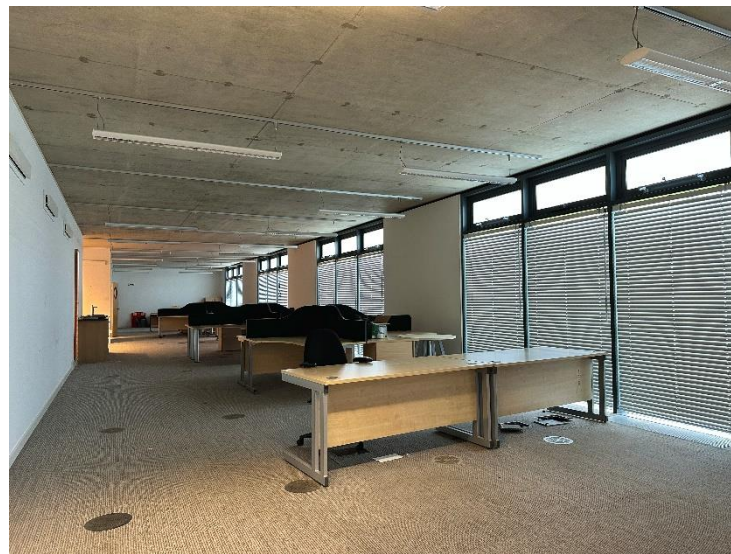
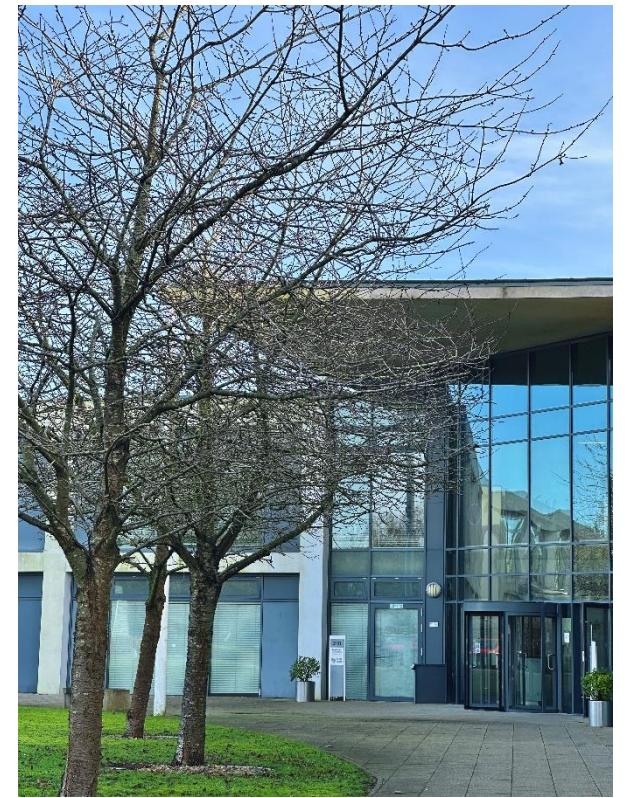
LEGAL COSTS:

Each party to bear their own legal and professional costs.

VAT:

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.







VIEWING:

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

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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