



TO LET  
All Inclusive  
Suites Available



TheVillage

Butterfield Business Park, Luton, LU2 8DL

High quality inclusive offices  
429 sq ft to 4,655 sq ft (\*Flexible)  
3,900 sq ft Total Serviced Office Space  
[thevillage-luton.com](http://thevillage-luton.com)



### Location

Luton is located 33 miles North of Central London and is an important employment centre in the South East. It is home to occupiers such as Vauxhall Motors, AstraZeneca, Selex Systems, Whitbread & InBev UK to name but a few.

The Village is located to the north of Luton town centre at Great Marlings, just off the A505.

### Road

The Village lies in close proximity to the A1(M) and M1 motorways which are 8 and 5 miles distant respectively.

### Rail

Central London is only 26 minutes by train. There are regular Thameslink services to London St Pancras, Farringdon and Gatwick Airport as well as services to the Midlands and the North.

### Air

London Luton Airport is one of the UK's fastest growing airports and the country's biggest base for private jet travel. The airport services over 80 national and international destinations including all major UK and European cities together with some intercontinental flights.

### Communications

Luton Airport	4 miles
Luton Parkway Station	4 miles
M1	5 miles
A1(M)	8 miles
M25	14 miles
Heathrow Airport	37 miles

Source: AA Route Planner



The above EPC Certificate relates to Building 220. Other building EPCs are available via the website.

The Agents for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has the authority to make or give any representation or warranty whatsoever in relation to this property, (3) unless otherwise stated all prices and rents are quoted exclusive of VAT. Compiled May 2016.

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### Viewing

Strictly by appointment through the sole agents.

## BUTTERFIELD GREEN AVAILABILITY SCHEDULE

THE VILLAGE, BUTTERFIELD, GREAT MARLINGS, LUTON, BEDFORDSHIRE, LU2 8DL

SUITE	FLOOR AREA	SERVICE CHARGE	RATEABLE VALUE (not payable)	RENT P.A
<b>Building 210</b>				
Suite - Ground Floor	2,300 sq ft 213.67 sq m	£16,867.11 pa	£45,250	£34,500
Suite – Ground Floor	510 sq ft 47.38 sq m	Inclusive in rent	Inclusive in rent	£12,000 pa
Suite - Ground Floor	<b>LET</b>			
Suite - First floor	4,655 sq ft 432.44 sq m	£34,156.44 pa	£78,000	£69,900
<b>Building 230</b>				
Suite - Ground Floor	4,625 sq ft 429.66 sq m	£29,769.39 pa	To be re-assessed	£69,400
<b>Building 240</b>				
Suite - Ground Floor	2,669 sq ft 249.95 sq m	£22,510.80 pa	To be re-assessed	£40,100

## 210 THE VILLAGE INCLUSIVE AVAILABILITY SCHEDULE

SUITE	PROPOSED FLOOR AREA *Flexible Options Available	TERMS	COST PER ANNUM
<b>Building 210 First Floor</b>			
Suite A	* 1,044 sq ft 97.02 sq m	All Inclusive exc Rates, Data / Telecoms	£26,100
Suite B	*1,047 sq ft 97.30 sq m	All Inclusive exc Rates, Data / Telecoms	£26,175
Suite C	* 429 sq ft 39.81 sq m	All Inclusive exc Rates, Data / Telecoms	£11,000
Suite D	* 429 sq ft 39.81 sq m	All Inclusive exc Rates, Data / Telecoms	£11,000
Suite E	*429 sq ft 39.81 sq m	All Inclusive exc Rates, Data / Telecoms	£11,000
Suite F	* 522 sq ft 48.52 sq m	All Inclusive exc Rates, Data / Telecoms	£13,000

