



Voyager House, 142 Prospect Way, Luton, LU2 9QH

Airport Office Premises

Summary

Tenure	To Let
Available Size	2,137 sq ft / 198.53 sq m
Rent	£40,000 per annum
EPC Rating	B (43)

Key Points

- Location: London Luton Airport
- Allocated Parking x4
- Additional Parking Upon Request
- Modern Office Building

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Location

Voyager House is located within the confines of London Luton Airport, having good road links to the M1 J10, A505 and A6. Furthermore, Luton Parkway Station is within proximity, providing frequent and high-speed train services to London St Pancras. Indeed vehicle-free access is afforded to Luton Parkway Station via the DART transport service.

Description

The purpose-built office property is detached and benefits from 4 allocated on-site parking spaces – additional spaces can be made available subject to agreement. The subject suite was formerly occupied by Tui and can be offered in an open plan layout. The suite benefits from carpet tiles, suspended ceiling, air-conditioning, vertical window blinds, radiator heating and CAT II lighting.

Accommodation

The premises consists of the following:

Name	sq ft	sq m	Rent
Ground - Right Hand Suite	2,137	198.53	£40,000 /annum exclusive
Total	2,137	198.53	

Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed for £40,000 per annum exclusive.

Note: We draw attention to the fact that this property contains a user restriction in that it can only be occupied by a business with a connection to the aviation industry. If in doubt, please contact us for clarity.

VAT

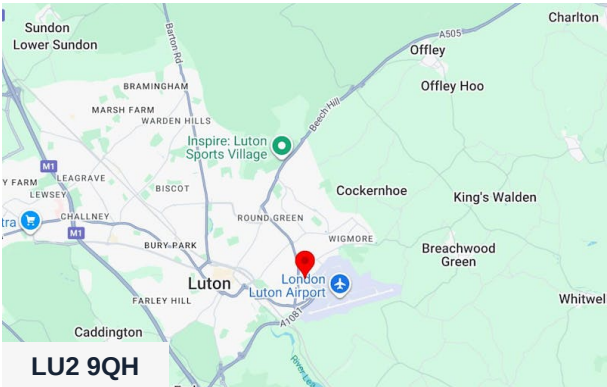
All costs are subject to VAT at the appropriate rate, if applicable.

Rateable Value

The rateable value for the subject suite is £38,250 (please note this is not rates payable).

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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