

## To Let

### Futures House, Marsh Farm, Luton, Bedfordshire, LU3 3QB



On Application



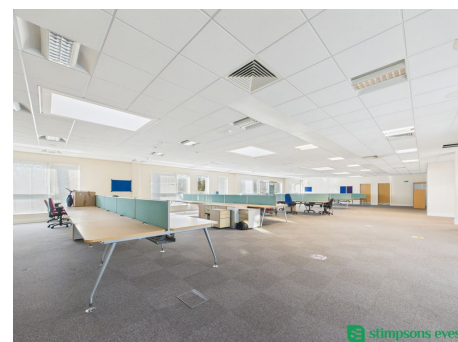
100 - 6,000 Sq Ft / 9.2 - 557.4 Sq M



A selection of modern individual office suites within a well-established business centre.



The available suites provide flexible workspace suitable for small to medium sized businesses, with access to shared facilities including meeting space, kitchen and WC provisions. The building benefits from good natural light, a professional environment and on-site parking, creating a comfortable and efficient place to work. The offices are available on flexible terms and are suitable for a range of uses under Class E (formerly B1).



## **Futures House, Marsh Farm, Luton, Bedfordshire, LU3 3QB**

### **Location**

Futures House is situated within the established Marsh Farm area of north Luton, just off The Moakes, providing a convenient location for businesses serving the local and wider Bedfordshire region. The Property benefits from nearby neighbourhood amenities and is approximately 3 miles north of Luton town centre, with good road connections via the A6 and A505 to Junctions 11 and 11a of the M1 motorway. Leagrave railway station is located around 1.5 miles away, offering regular services to London and the wider rail network, making the Property easily accessible for staff and visitors.

### **Terms & Tenure**

The offices are available on flexible terms.

### **Accommodation**

100 - 6,000 sq ft

### **EPC**

The EPC rating for the property is TBC

### **Rates**

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### **VAT**

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### **Costs**

Each party is to be responsible for their own legal costs.

### **Viewing**

Strictly by appointment only please contact:

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