

400
CAPABILITY
GREEN
LUTON

LU1 3LU

5,085 SQ FT – 11,129 SQ FT

A PLACE THAT WORKS TO YOUR ADVANTAGE.

**FULLY REFURBISHED, SECOND
FLOOR OFFICES WITH WRAP
AROUND TERRACE AVAILABLE.**

5,085 SQ FT - 11,129 SQ FT

This high specification refurbished Grade A office building is superbly located on Capability Green - one of the UK's leading business parks.

Set over 60 acres with excellent transport links, it is situated less than 1 mile from the M1 motorway and just 2 miles from London Luton Airport.

The park is already home to a wide range of occupiers attracted by its accessibility and location, including Leonardo, EY, Handelsbanken, Astra Zeneca, Randstad, easyJet, SKF and Bionic.

BUILDING 400

The property offers exceptional finishes throughout including a refurbished reception, high quality breakout/common areas and WCs. There is also a separate end of journeys facility block which includes male, female and accessible showers as well as a secured cycle storage. The building benefits from a private courtyard and landscaped gardens to the rear.

The Second Floor has recently been refurbished to a Grade A standard benefiting from an extensive terrace. The building is already home to EY and SKF.



Recently fully refurbished to Grade A standard



Fully fitted space available



Modern, refurbished reception



Excellent communal breakout areas



LED lighting



24-hour access and on-site security



EPC A Rating



New all electric air conditioning



Superb car parking ratio (1:213 sq ft overall)



Male and female WCs with showers





MODERN INTERIORS
WITH LIGHT
AND SPACIOUS
COMMUNAL AREAS.



FLEXIBLE & SPACIOUS

CONTEMPORARY OFFICE SPACE

With floor-to-ceiling windows, this newly refurbished workspace boasts fantastic levels of natural daylight. The suite benefits from a suspended ceiling grid, LED lighting on PIR sensors and full accessed raised flooring. The landlord has also upgraded the air-conditioning system to a full electric VRF system.



MODERN
REFURBISHED
OFFICE SUITE.



SCHEDULE OF AREAS

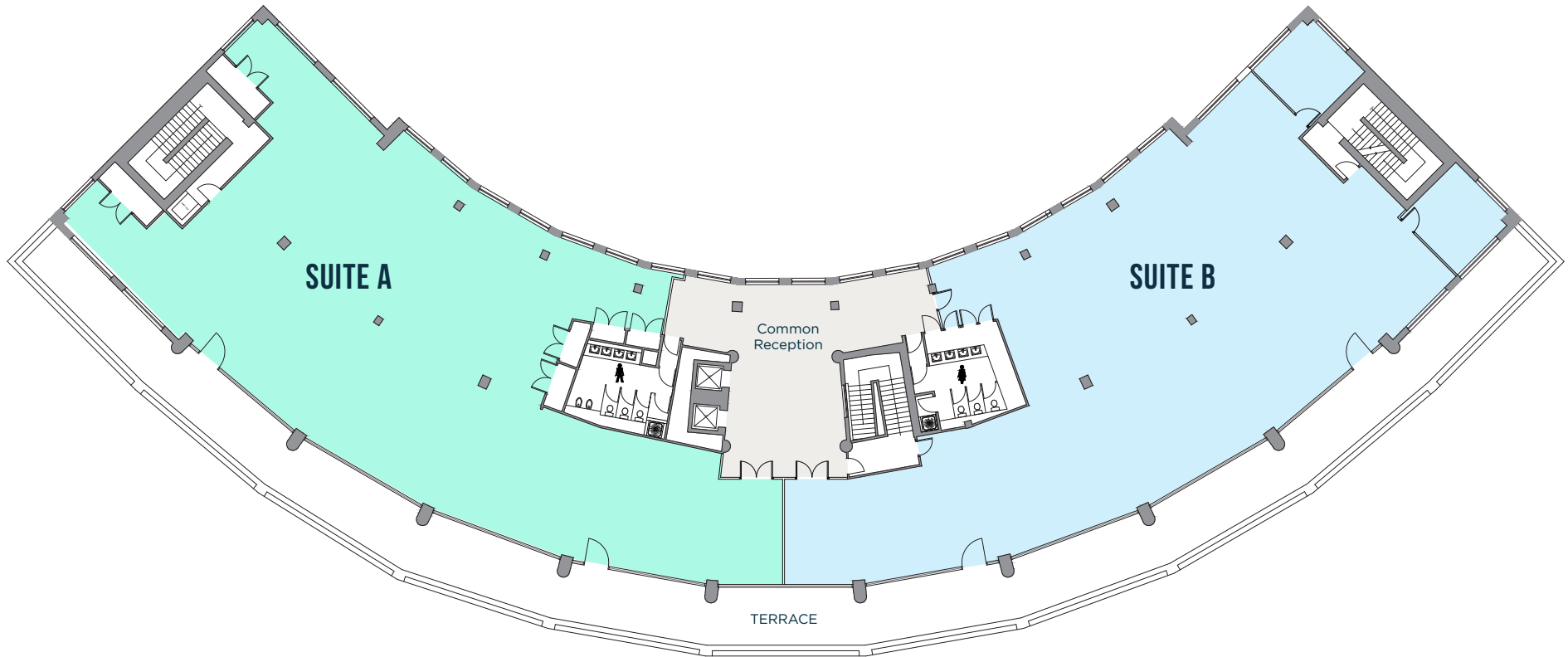
OPTION A	SQ FT	SQ M	EPC RATING
Office	10,201	948	A
Common Reception	928	86	A
Terrace	2,868	266	-

48 parking spaces - 1:213 sq ft approx

Areas are approximate IPMS3.

OPTION B	SQ FT	SQ M	EPC RATING
Suite A	5,116	475	A
Suite B	5,085	472	A
Each terrace	1,434	133	-

24 parking spaces per suite - 1:213 sq ft approx



TEST FIT OUT

SUITE A OPTION 1

SPECIFICATION

40 desks

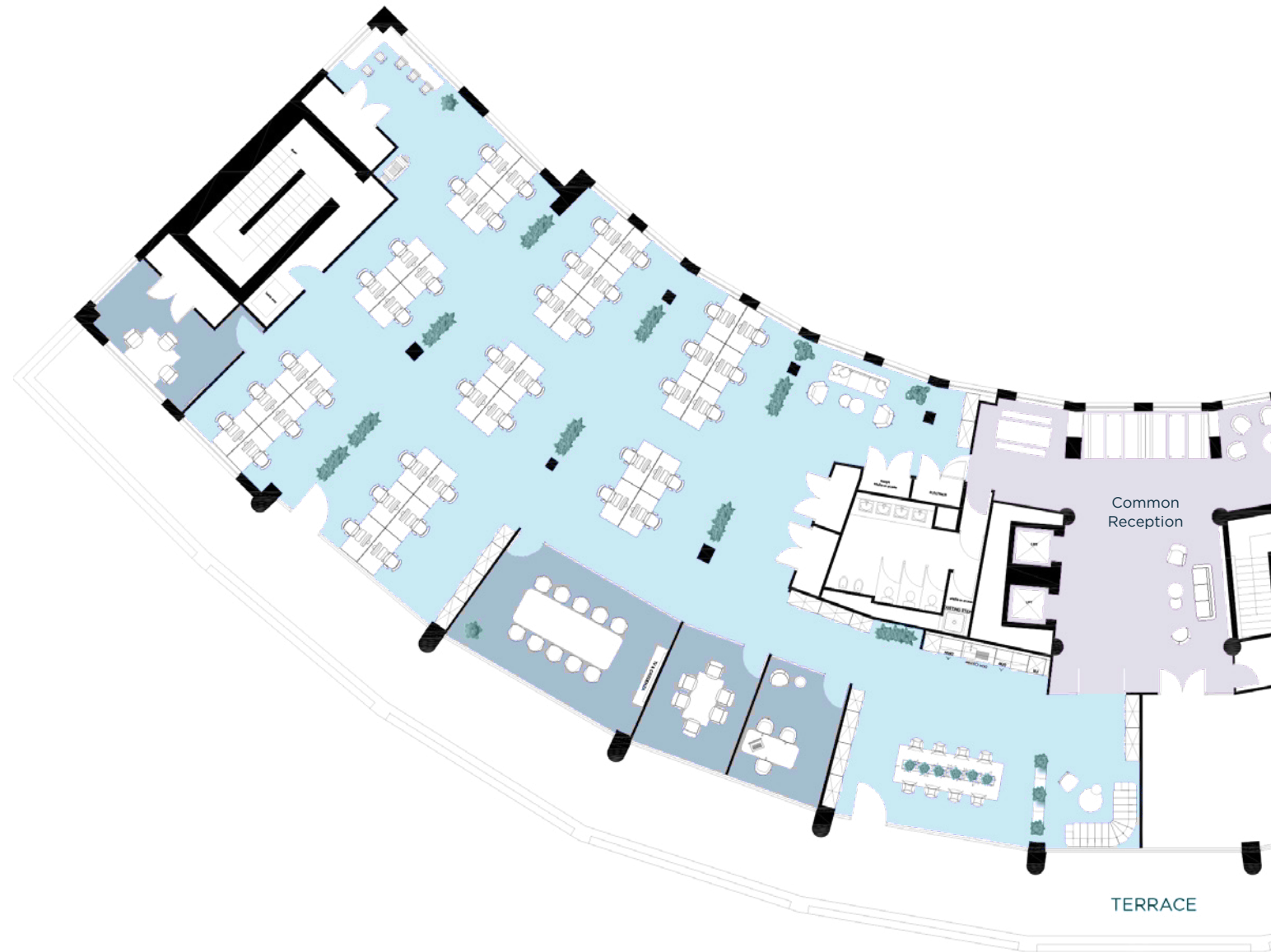
4 meeting rooms

Reception

Breakout area

Soft seating area

Comms room



TEST FIT OUT

SUITE A OPTION 2

SPECIFICATION

38 desks

3 meeting rooms

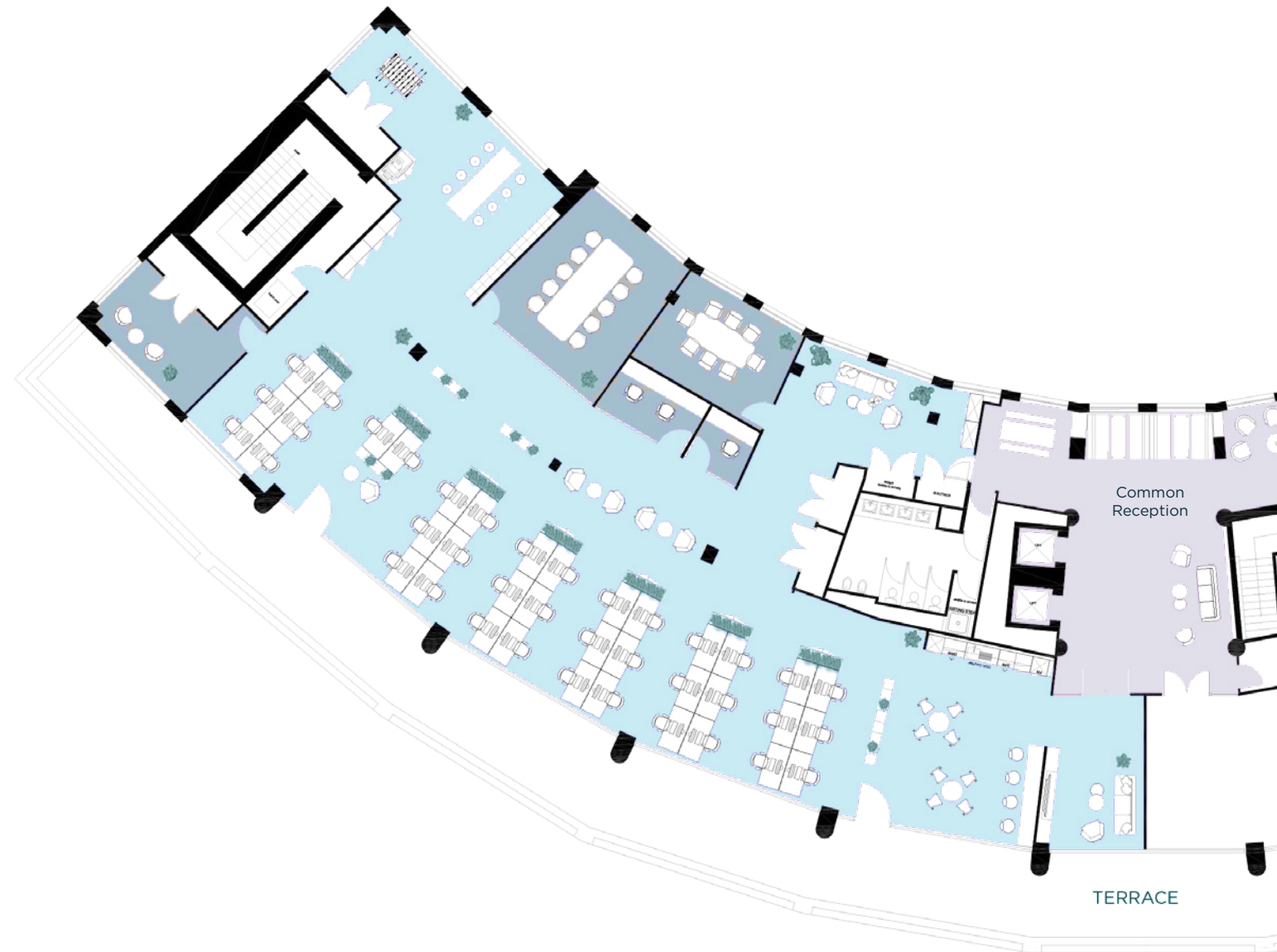
2 private workstations

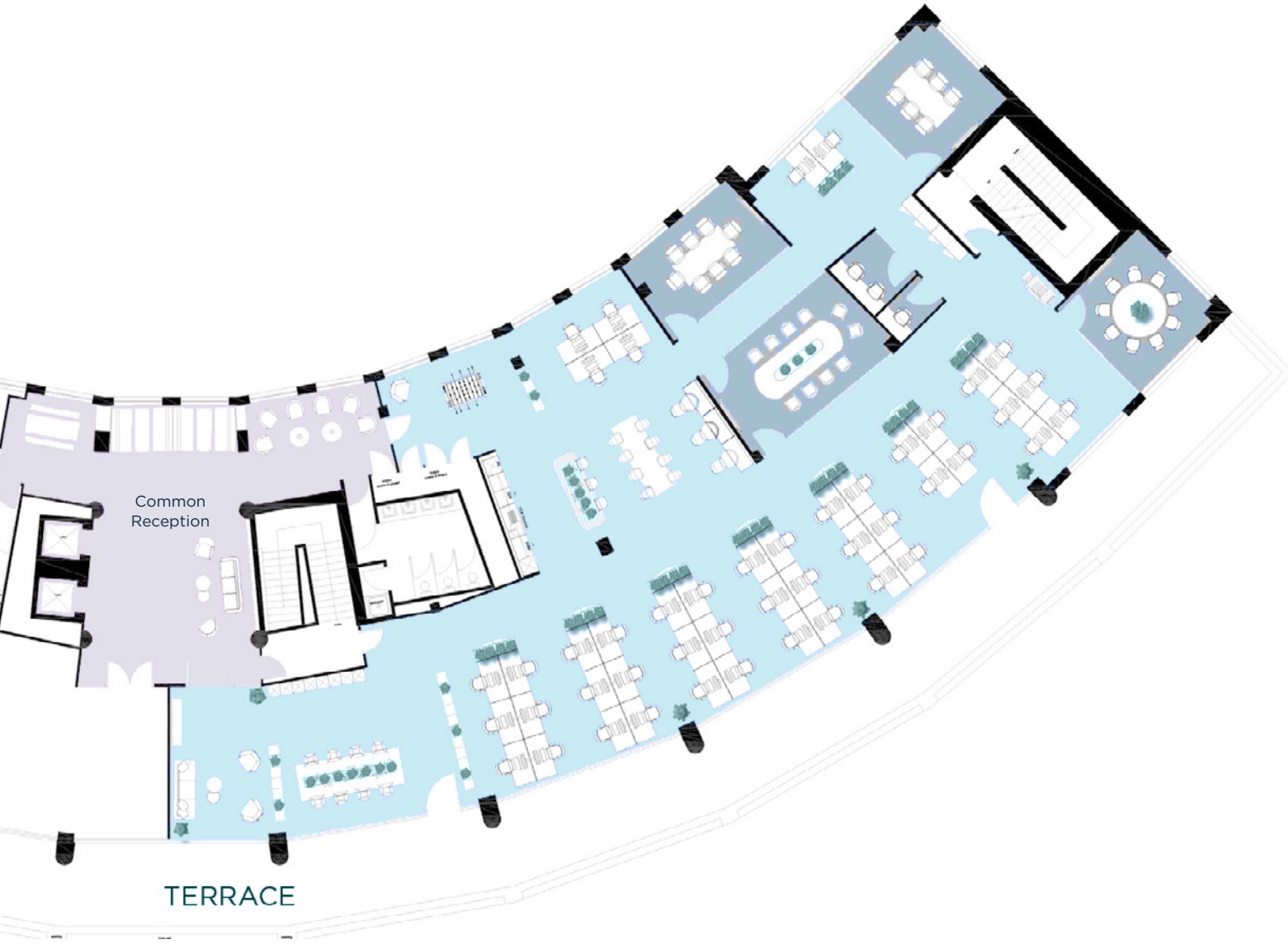
Reception

Breakout/games area

Soft seating area

Comms room



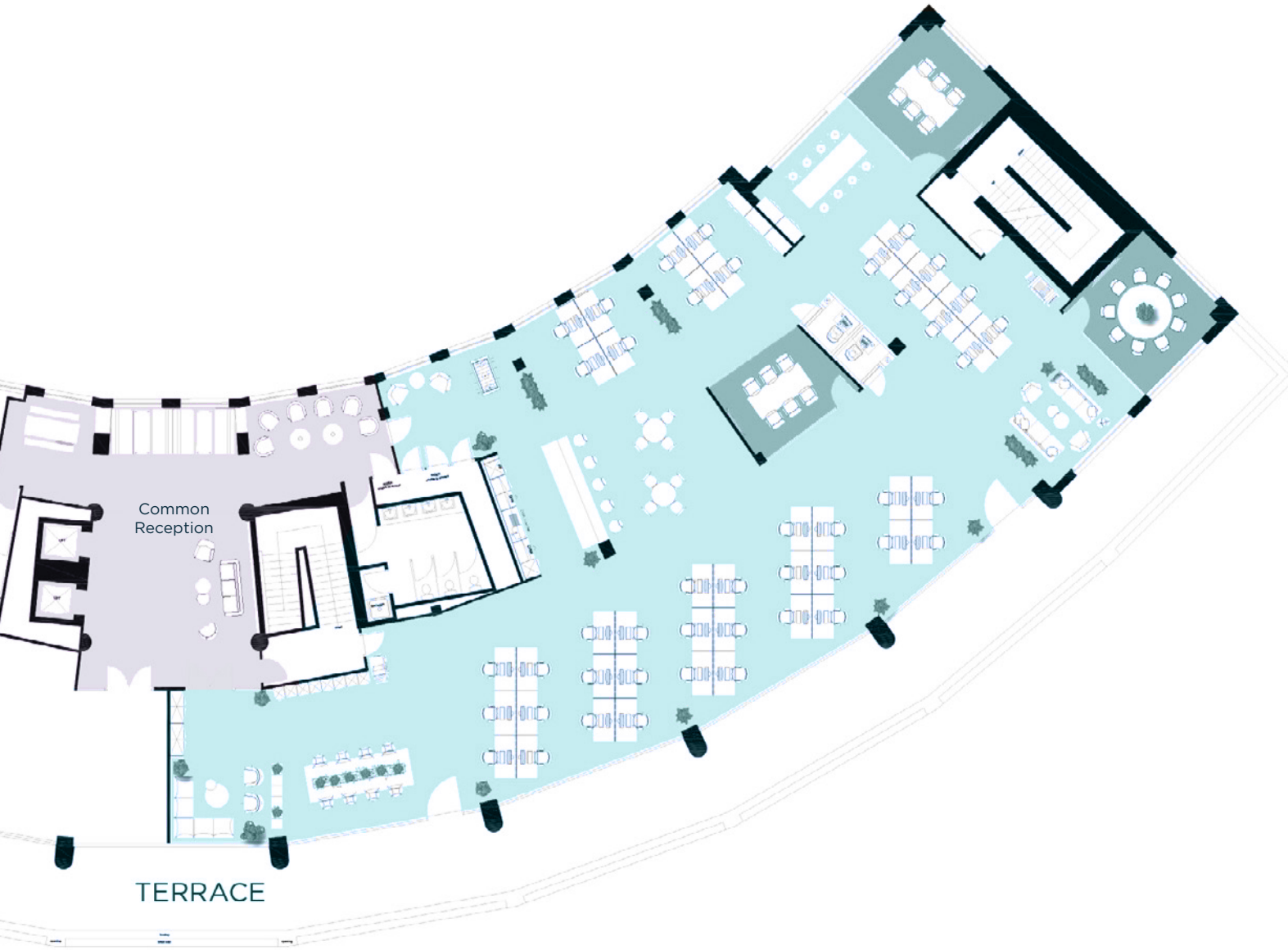


TEST FIT OUT

SUITE B OPTION 1

SPECIFICATION

- 44 desks
- 4 meeting rooms
- 2 private workstations
- Reception
- Breakout/games facility
- Casual/relaxed seating areas
- Comms room

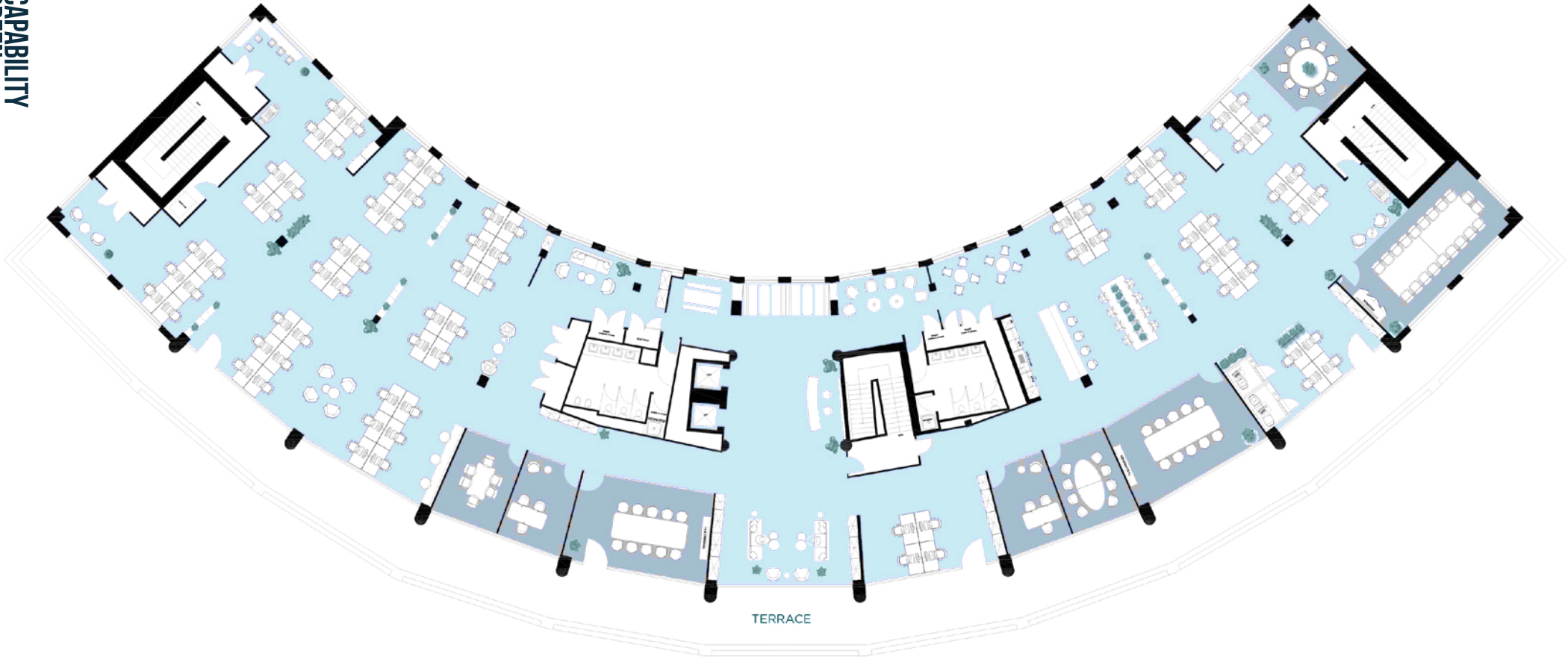


TEST FIT OUT

SUITE B OPTION 2

SPECIFICATION

- 44 desks
- 3 meeting rooms
- 2 private workstations
- Reception
- Breakout/games facility
- Casual/relaxed seating areas
- Comms room



TEST FIT OUT

FULL FLOOR : OPTION 1

SPECIFICATION

72 desks

5 meeting rooms

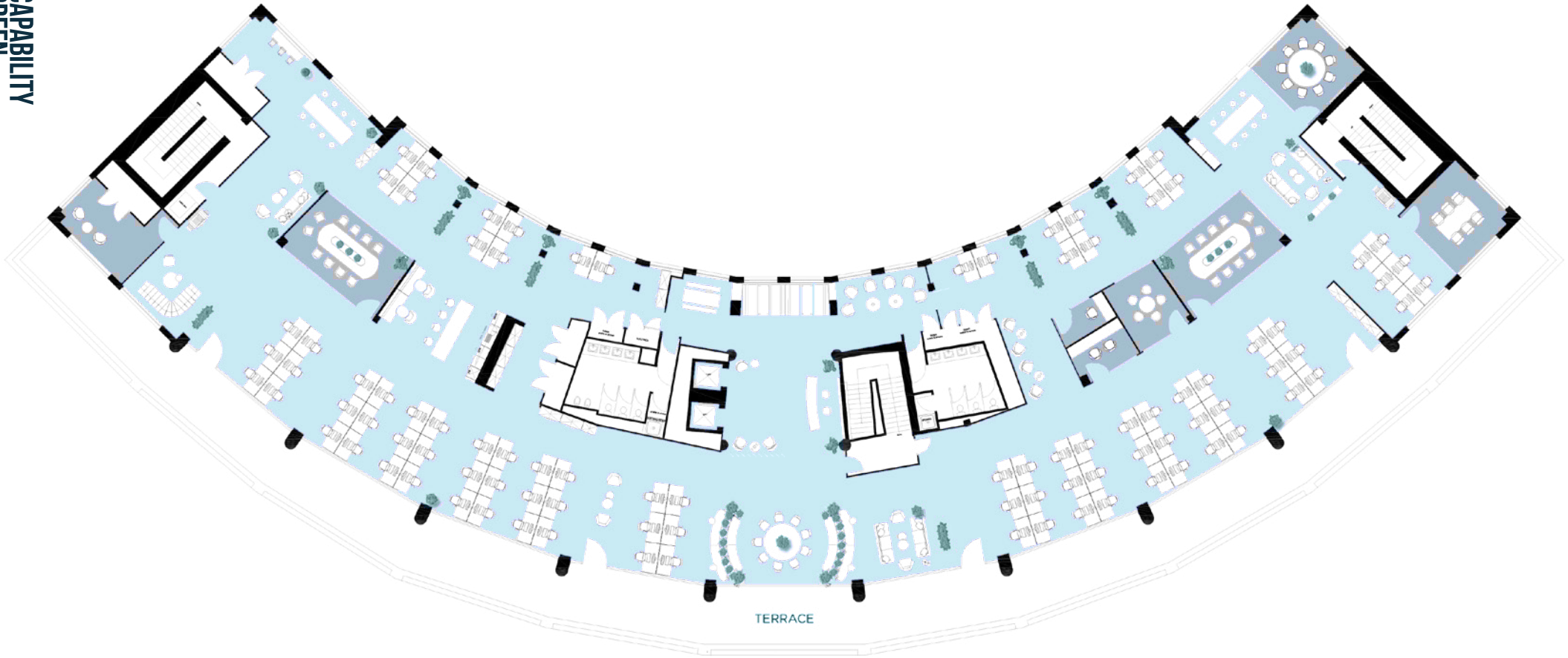
2 boardrooms

Reception

Breakout/games facility

6 casual/relaxed seating areas

Comms room



TEST FIT OUT

FULL FLOOR : OPTION 2

SPECIFICATION

92 desks

6 meeting rooms

2 boardrooms

Reception

Breakout/games facility

12 casual/relaxed seating areas

Comms room



Reception desk CGI



Lobby area CGI



Meeting area CGI

REDEFINED MODERN SIMPLICITY,
HIGHLIGHTING THOUGHTFUL DESIGN,
ELEGANT FINISHES, AND REFINED STYLE.

PRIVATE LANDSCAPED GARDENS, CYCLE STORAGE & SHOWERS





SHOWER BLOCK



THE BUILDING BENEFITS FROM ACCESS TO A PRIVATE GARDEN AREA WHICH HAS BEEN REMODELLED TO INCLUDE MODERN SEATING AND LANDSCAPING.

AREA & AMENITIES

A PARK WITH SO MANY ADVANTAGES.

On the park, the David Lloyd Health Club has a swimming and spa pool, state-of-the-art gym equipment, group exercise studios and over 100 classes a week to choose from, as well as a crèche and kids' club. There's also free Wi-Fi and a café bar to grab a post-workout smoothie.

Capability Green has an on-site cafe serving a good selection of drinks, snacks, sandwiches and salads.

For those who prefer a two-wheeled commute, Luton town centre is less than a 10 minute ride away. Luton Airport Parkway Station is an easy 15-min walk or 5 minute cycle from Capability Green, providing fast Thameslink services both north towards Bedford, and south to Harpenden, St Albans, central London and beyond. The new bike shelter and shower block at Building 475 makes cycling to work an even more attractive option.

The nearby Stockwood Discovery Centre is a popular local attraction with galleries, walled gardens and a café offering delicious home-grown food.



**ON-SITE AND NEARBY
AMENITIES INCLUDE:**

The Mall Luton

Shops include:

- Boots
- Carphone Warehouse
- Chopstix Noodle Bar
- Costa
- EE
- H&M
- Holland & Barrett
- JD
- New Look
- O2
- Pandora
- River Island
- Superdry
- Tesco Metro
- WHSmith

Gyms

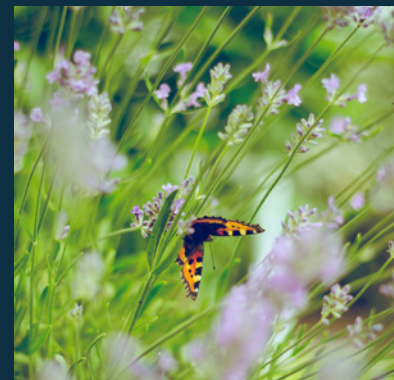
- David Lloyd
- The Gym Luton
- Anytime Fitness
- truGym

Town centre

- Sainsbury's
- Venue 360 – Fitness, leisure, conferences & meetings
- Stockwood Discovery Centre
- Stockwood Park

Hotels

- Hampton by Hilton
- London Luton Airport
- Hilton Garden Inn Luton North
- Holiday Inn London – Luton Airport
- Holiday Inn Express London – Luton Airport
- Premier Inn Luton (Airport)
- Premier Inn Luton Town Centre
- Thistle Express London Luton
- Luton Hoo Hotel, Golf & Spa



DAVID LLOYD

**STATE-OF-THE-ART HEALTH
AND FITNESS SUITES,
SWIMMING POOL AND SPA.**

CONNECTIONS

EXCEPTIONALLY LOCATED FOR ALL ASPECTS OF TRAVEL.

Situated just over 1 mile from Junction 10 of the M1, Capability Green has some of the best transport links in the South East. With easy access to Luton Airport, Luton Airport Parkway and Luton Station. Fastest journey times to London St Pancras (King's Cross) are just 22 minutes.

There are proposed plans for the development of a second airport terminal, which would increase the number of passengers per year from 19 to 32 million by 2041.

 **02** MINUTE DRIVE TO
J10 OF THE M1

 **05** MINUTE DRIVE TO
LONDON LUTON AIRPORT

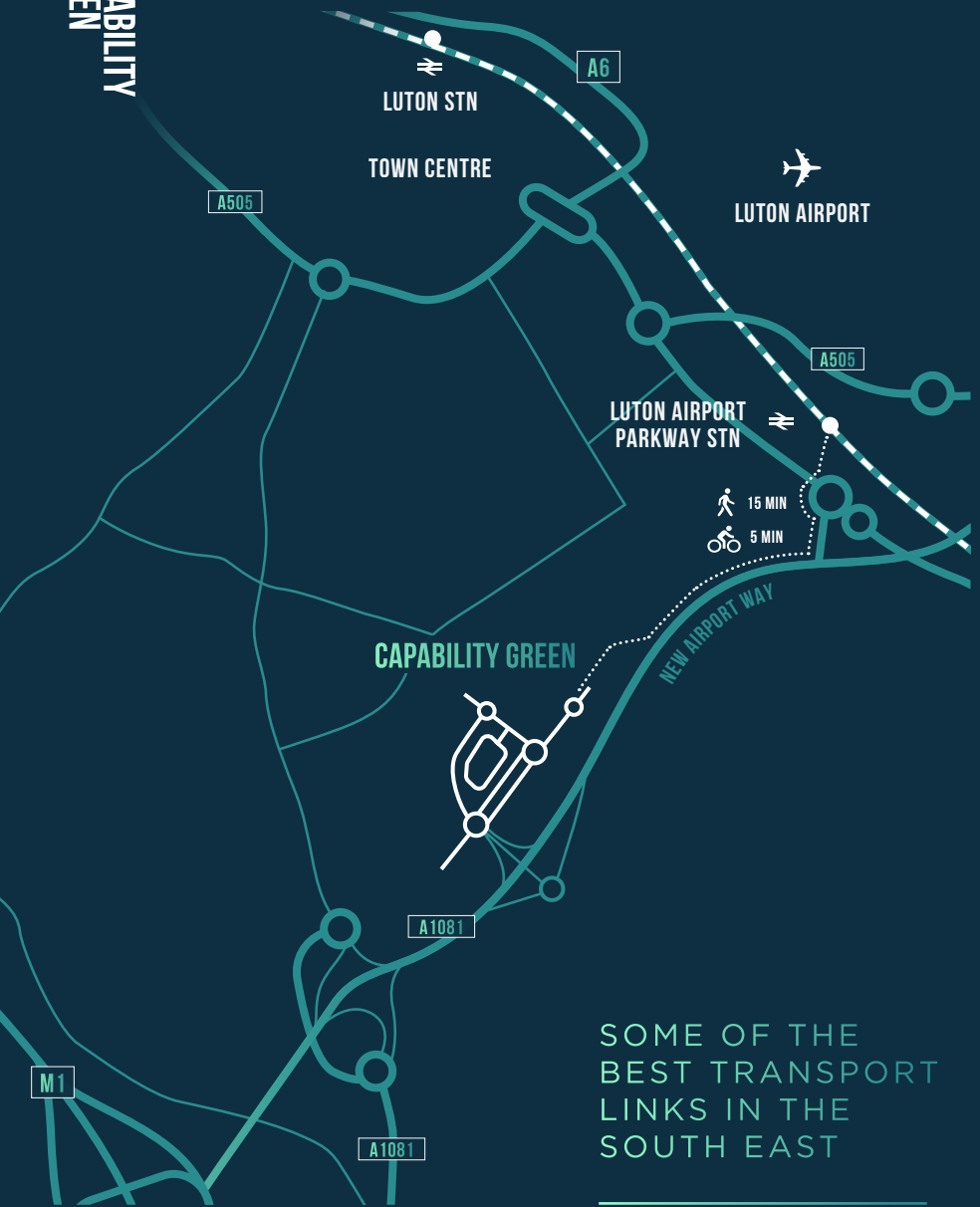
 **15** MINUTE WALK TO
LUTON AIRPORT
PARKWAY STN

 **04** MINUTE VIA NEW LUTON DART -
LUTON AIRPORT PARKWAY STN
TO LUTON AIRPORT

 **22** MINUTE TRAIN - LUTON STN
TO LONDON ST PANCRAS

 **24** MINUTE TRAIN - LUTON
AIRPORT PARKWAY STN
TO LONDON ST PANCRAS

400 CAPABILITY GREEN



SOME OF THE BEST TRANSPORT LINKS IN THE SOUTH EAST



LUTON AIRPORT PARKWAY STN

LUTON AIRPORT

LUTON



SO MUCH MORE
THAN JUST A
NUMBER.

CAPABILITY GIVES
YOU THE ADVANTAGE.

CAPABILITY GREEN LUTON

LU1 3LU

For further information or to arrange a viewing,
please contact one of the joint letting agents.

Terms upon application. Viewing strictly by appointment through the joint sole letting agents.



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