

**400**  
**CAPABILITY**  
**GREEN**  
**LUTON**

**LU1 3AE**

# A PLACE THAT WORKS TO YOUR ADVANTAGE.

## GRADE A OFFICE BUILDING ON CAPABILITY GREEN

### BUILDING 400

Last suite available on the Second Floor is of a Grade A standard, refurbished to a very high specification.

Superbly located, Capability Green is 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 last suite available provides 5,116 sq ft in total. The property offers exceptional finishes throughout including a refurbished reception, high quality breakout/common areas and WCs/showers, with a private courtyard and landscaped gardens to the rear.

The Second Floor is of a Grade A standard benefiting from an extensive roof terrace and open plan layout. Building 400 is already home to Ernst & Young and Celsus Group.



Modern, refurbished reception



Excellent communal breakout areas



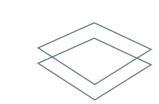
LED lighting



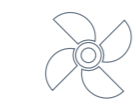
Male and female WCs with showers



24-hour access and on-site security



Suspended ceilings



New all electric air conditioning



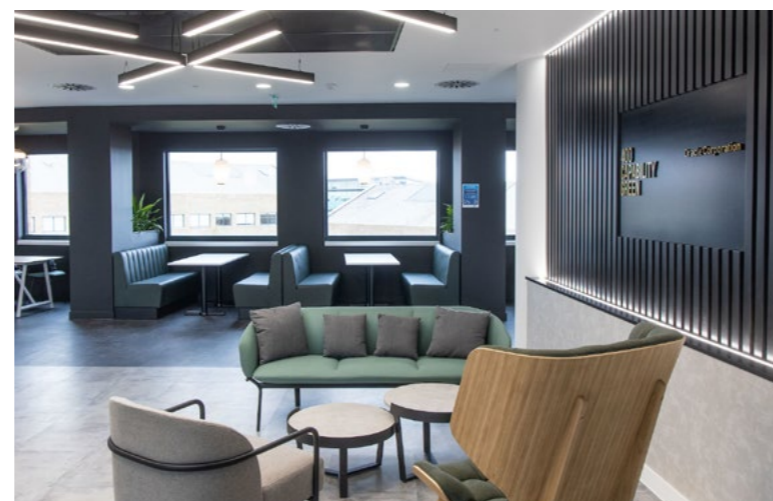
Superb car parking ratio (1:213 sq ft overall)



MODERN INTERIORS  
WITH LIGHT  
AND SPACIOUS  
COMMUNAL AREAS.



MODERN  
REFURBISHED  
OFFICE SUITE.



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 is also upgrading the air-conditioning system to a full electric VRF system.

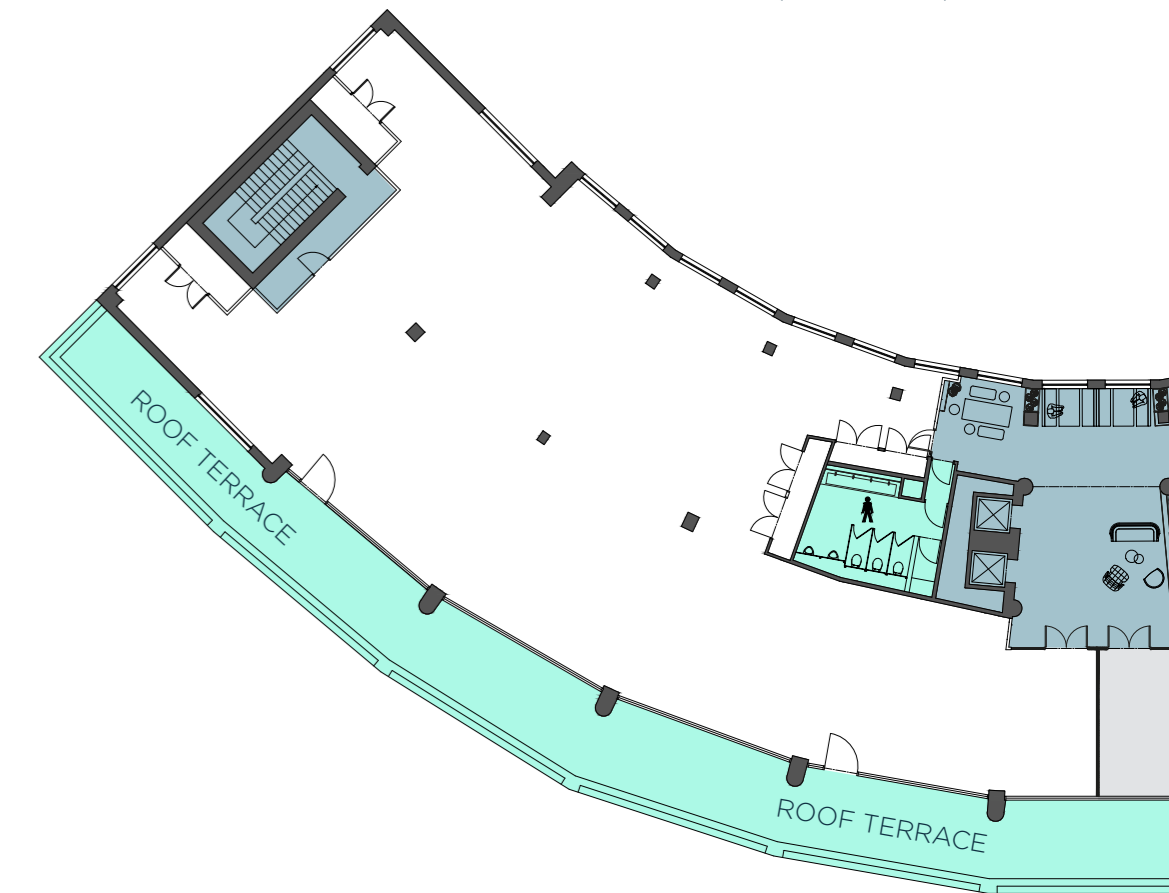
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M	EPC RATING
Second floor	5,116	475	B
24 parking spaces	1:213 sq ft approx		

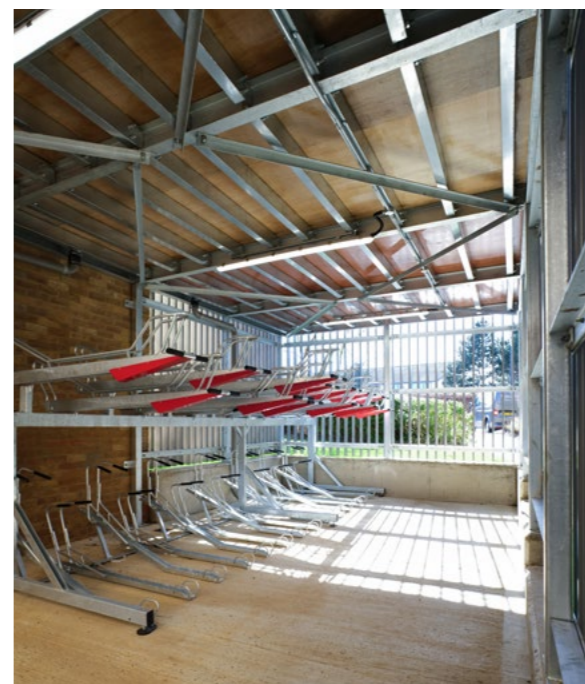
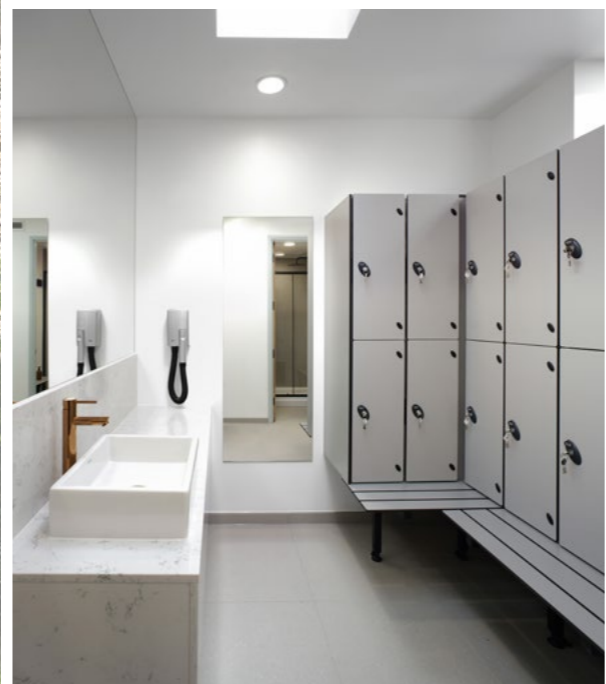
Areas are approximate IPMS3.

### SECOND FLOOR

5,116 SQ FT (475 SQ M)



# PRIVATE LANDSCAPED GARDENS, CYCLE STORAGE & SHOWERS



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

AREA & AMENITIES

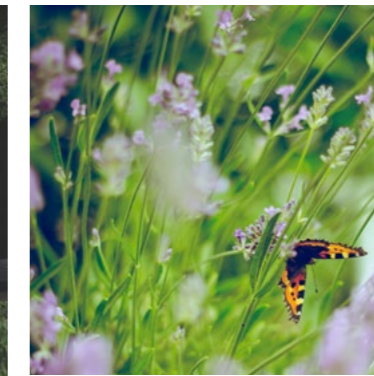
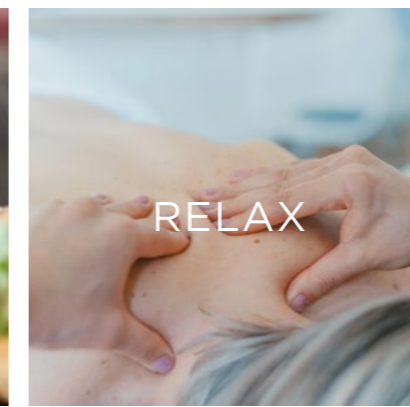
# A PARK WITH SO MANY ADVANTAGES

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.



DAVID LLOYD

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

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
  - WH Smith

**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

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.


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




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

**05** MINUTE DRIVE TO LONDON LUTON AIRPORT



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

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



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



SOME OF THE  
BEST TRANSPORT  
LINKS IN THE  
SOUTH EAST

# SO MUCH MORE THAN JUST A NUMBER.

**CAPABILITY GIVES  
YOU THE ADVANTAGE**

**CAPABILITY  
GREEN  
LUTON**  
LU1 3AE

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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