

percivalhouse

L O N D O N L U T O N A I R P O R T



Grade A office accommodation to let from 3,388 sq.ft. to 24,367 sq.ft.

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LONDON LUTON AIRPORT



Percival House has undergone a comprehensive refurbishment to provide 36,900 sq.ft of Grade A office accommodation. It is flexible enough to provide floorspace from 3,388 sq.ft up to 24,367 sq.ft. The building boasts both excellent energy efficient features and car parking ratios.

Ideally located next to London Luton Airport, with excellent public transport access, occupiers are well positioned to take advantage of the wider transport improvements taking place at the Airport.


S P E C I F I C A T I O N

 2.7m FLOOR TO CEILING HEIGHT	 FULLY RAISED ACCESS FLOORS	 OCCUPANCY DENSITY 1:7.5 SQM	 97 CAR SPACES (1:251 SQFT)	 8 ELECTRIC CAR CHARGING POINTS
 16 SECURE CYCLE SPACES	 MANNED RECEPTION	 SHOWER FACILITIES	 EPC B RATING	 SUSTAINABLE FEATURES
 VRF AIR CONDITIONING	 LED LIGHTING	 CCTV MONITORED SITE	 SECURED ACCESS SYSTEM	 ARCHIVE STORAGE AVAILABLE



LONDON LUTON AIRPORT 

EASY JET

M1, J10,
MILTON KEYNES,
NORTHAMPTON,
THE NORTH
M25,
CENTRAL LONDON


APPLUS AEROSPACE UK LTD

THOMSON AIRWAYS

ALPHA FLIGHT SERVICES

SIGNATURE FLIGHT SUPPORT

HOLIDAY INN EXPRESS

GULFSTREAM LUTON

SIGNATURE FLIGHT SUPPORT

THE BRITISH SCHOOL OF AVIATION

IBIS LONDON LUTON AIRPORT

percivalhouse Phase 2

HOLIDAY INN

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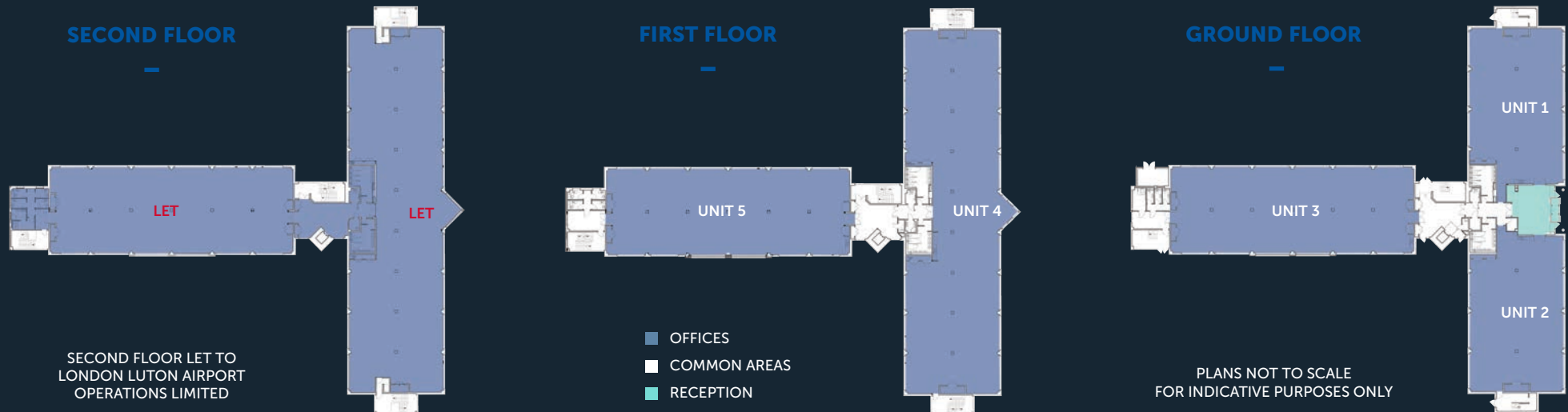
ACCOMMODATION

The office accommodation is over three levels with additional storage on the third floor. Designed and repositioned with flexibility in mind, the floors can be occupied as a whole or within smaller suites on the lower levels.

IPMS3 Schedule

Second Floor	Let to London Luton Airport Operations Limited	
First Floor Unit 5	4,988 sq.ft.	463 sq.m.
First Floor Unit 4	7,613 sq.ft.	707 sq.m.
First Floor Total	12,601 sq.ft.	1,170 sq.m.
Ground Floor Unit 3	4,986 sq.ft.	463 sq.m.
Ground Floor Unit 2	3,388 sq.ft.	314 sq.m.
Ground Floor Unit 1	3,392 sq.ft.	315 sq.m.
Ground Floor Total	11,766 sq.ft.	1,092 sq.m.
Office Total	24,367 sq.ft.	2,262 sq.m.

IPMS3 - in accordance with the guidelines as described in the RICS Property Measurement, 2nd Edition, January 2018





Photographs are for illustration purposes only

LOCATION & DISTANCES

Luton is located 35 miles north of central London, just outside the M25 Motorway and to the east of Junction 10 of the M1 Motorway.

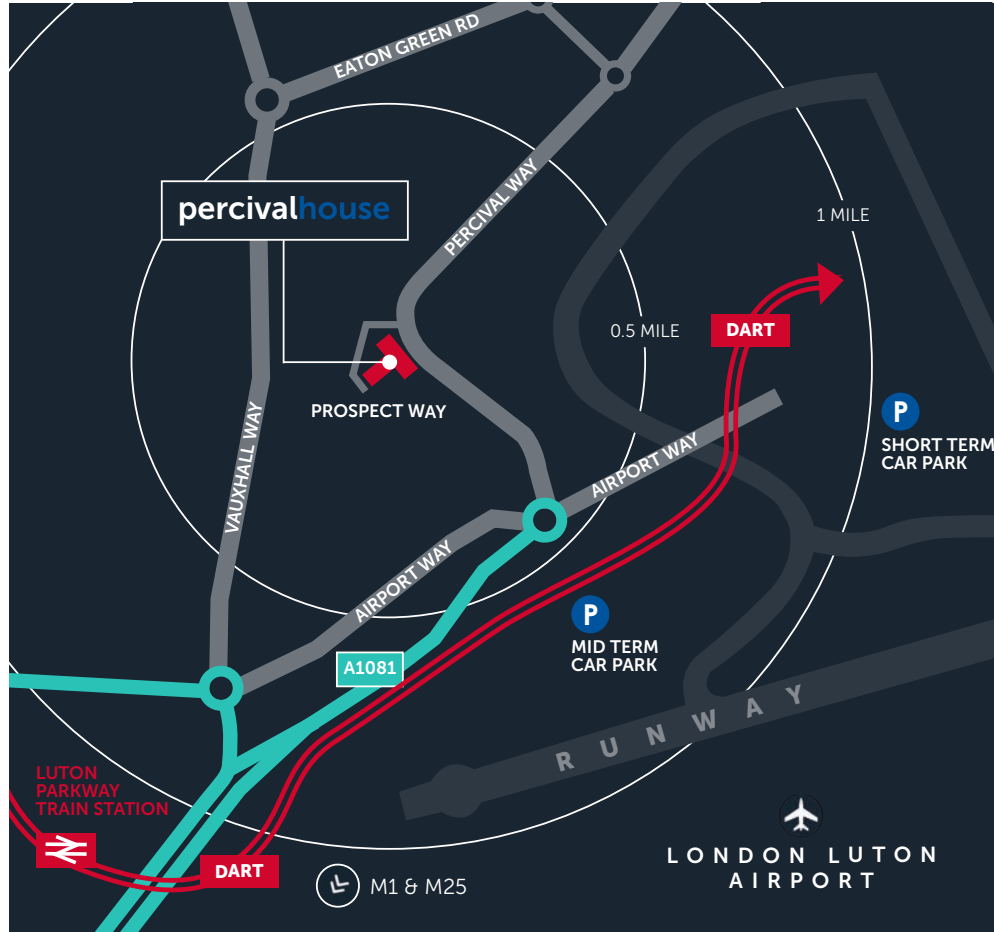
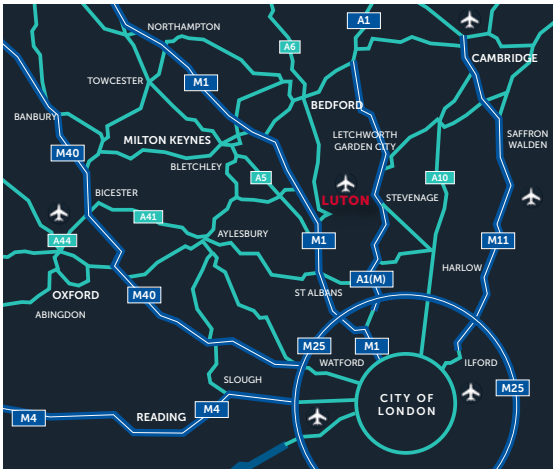
Over the last few years there have been road improvements to the M1 up to Junction 10, along with upgrading of the main access roads from the M1 to the airport itself. Luton has also benefitted from the opening of the new Junction 11A of the M1, providing immediate access to the A5.

Rail access is provided by Luton Parkway Station, located on the Thameslink line with courtesy buses shuttling passengers 1.1 miles (1.8 km) to and from the terminal. The journey time to London St Pancras is 24 minutes and London Blackfriars 43 minutes.

Percival House is situated on the main Luton Airport operational aviation site, to the north side of the main runway but is not 'airside'. The building is situated on Prospect Way which is accessed off Percival Way. It is 0.3 miles to the north of the main access road, Airport Way, which is the dual carriageway leading to both the main passenger terminal and the M1 Motorway. The latter then connects to the wider UK motorway network.

Planned Airport Improvements

- Luton Airport has announced plans to invest a further £1.5bn to the airport, increasing flight destinations and passenger numbers from 18 million to 36-38 million per year.
- Luton Airport is the 5th largest and fastest growing airport in the UK.
- Construction is advanced on the Direct Air-Rail Transit (DART), a state of the art system to transfer passengers from Luton Parkway Station to Luton Airport in less than five minutes, and due for completion in 2021.



AIRPORTS

Heathrow	34 miles
City	50 miles
Stansted	52 miles
Gatwick	71 miles

ROAD

M1(J10)	6 miles
A1(M)	17 miles
M25	18 miles
Milton Keynes	26 miles
London	34 miles

RAIL

St Pancras London	24 mins
Bedford	27 mins
Kings Cross London	48 mins

FOOT OR CYCLE

London Luton Airport Terminal	0.5 miles
Luton Parkway Train Station	1.4 miles
Luton Train Station	2.1 miles
Luton Town Centre	2.4 miles

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ALL ENQUIRIES



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Diamond**

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