

400/450  
CAPABILITY  
GREEN  
LUTON

LU1 3AE

# A PLACE THAT WORKS TO YOUR ADVANTAGE.

## TWO GRADE A OFFICE BUILDINGS ON CAPABILITY GREEN

### BUILDING 400

Two suites available across the Ground and Second Floors providing both fitted and Cat A space.

### BUILDING 450 - READY Q2 2024

Contemporary office space, currently under refurbishment which is set to PC in Q2 2024.

A fully transformed property, refurbished to a very high standard.

**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, Regus, Handelsbanken, Astra Zeneca and Randstad.



# BUILDING 400

With two suites available providing almost 13,000 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 Ground Floor is fitted and benefits from a fantastic break-out facility which includes a large canteen style kitchen area, demised WC's & showers, a large training room and a private cellular office.

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 air conditioning



Superb car parking ratio (1:190 sq ft overall)



MODERN INTERIORS  
WITH LIGHT  
AND SPACIOUS  
COMMUNAL AREAS.





MODERN  
REFURBISHED  
OFFICE SUITE.



FLEXIBLE & SPACIOUS

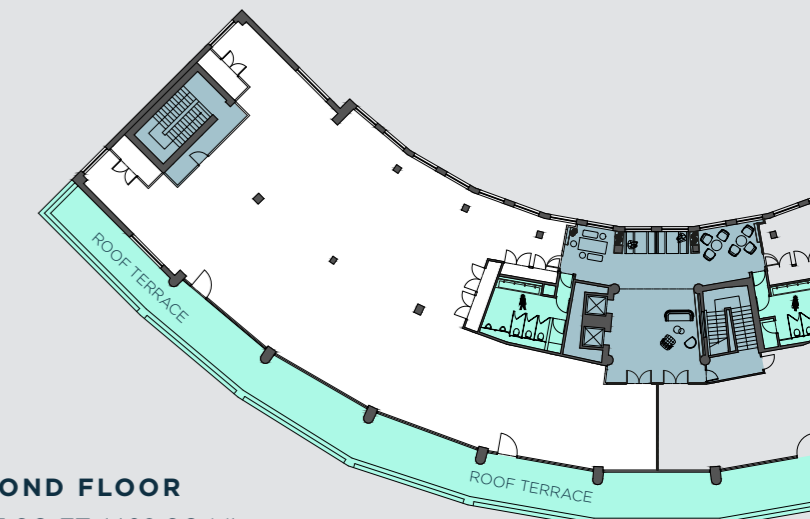
## CONTEMPORARY OFFICE SPACE

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.

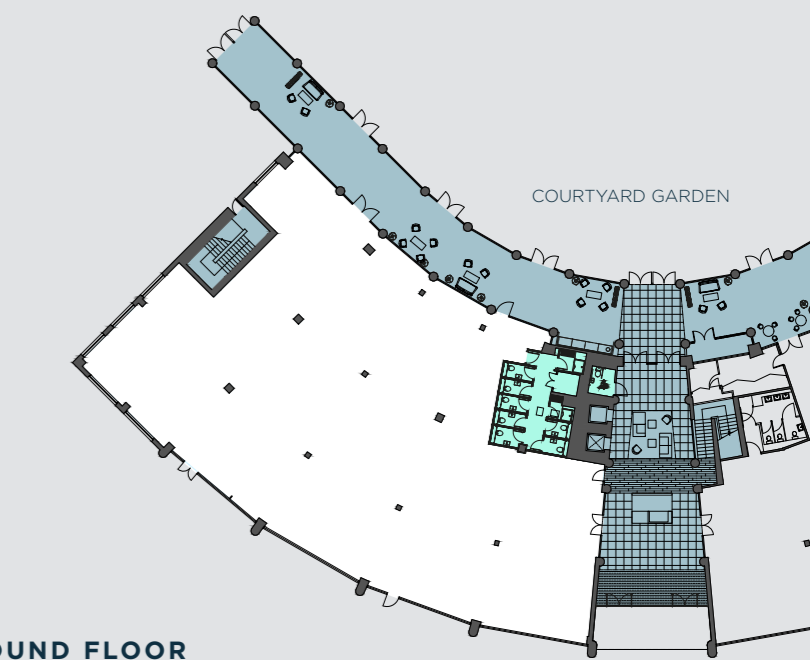
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M	EPC RATING
Second floor	5,033	468	C-56
Ground floor	7,882	732	B-34
68 parking spaces	1:190 sq ft approx		

Areas are approximate IPMS3.



**SECOND FLOOR**  
5,033 SQ FT (468 SQ M)



**GROUND FLOOR**  
7,882 SQ FT (732 SQ M)



# READY Q2 2024 BUILDING 450

Currently undergoing a full refurbishment, Building 450 will offer up to 14,508 sq ft of contemporary, Grade A office accommodation, set over two floors.



Refurbished reception area



Excellent communal breakout areas



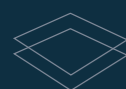
LED lighting



Access to on-site café



24 Hour access and on-site security



Raised flooring



VRF air-conditioning



3 electric charging bays



CGI image for indicative purposes only.



Image for indicative purposes only.





CGI image for indicative purposes only.

FULLY TRANSFORMED

## NEWLY REFURBISHED OFFICE SPACE

The building will benefit from a new remodelled and enhanced reception, with the suites benefiting from a full and comprehensive refurbishment which is to include: LED lighting on PIR sensors, a suspended ceiling grid and full accessed raised flooring.

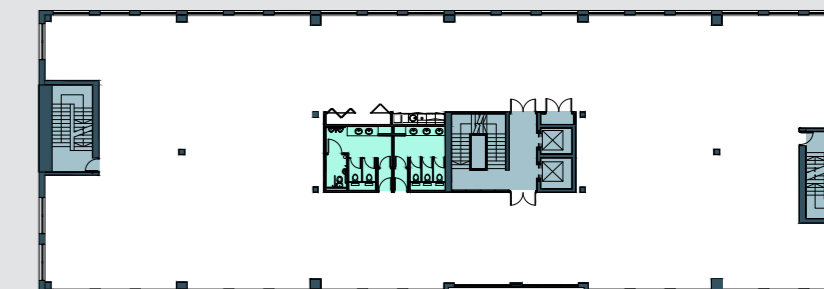
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M	EPC RATING
Second floor	10,221	949.5	Targeting EPC A rating
First floor	4,287	407.5	Targeting EPC A rating
82 parking spaces	1:176 sq ft approx		

Areas are approximate IPMS3.

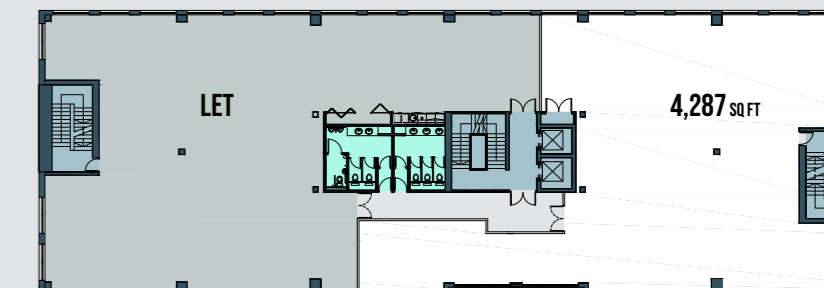
### SECOND FLOOR

10,221 SQ FT (949.5 SQ M)



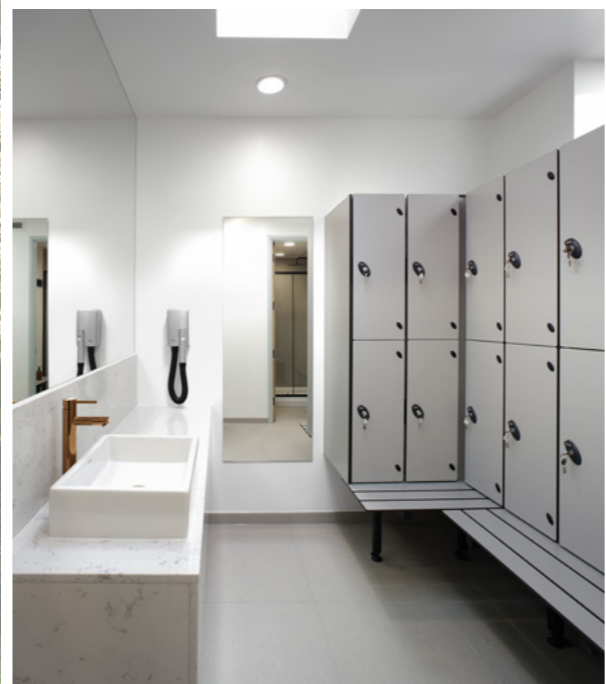
### FIRST FLOOR

4,287 SQ FT (407.5 SQ M)





# PRIVATE LANDSCAPED GARDENS, CYCLE STORAGE & SHOWERS



BOTH BUILDINGS  
BENEFIT FROM ACCESS  
TO A PRIVATE GARDEN  
AREA WHICH HAS  
BEEN REMODELLED  
TO INCLUDE MODERN  
SEATING AND  
LANDSCAPING.



AREA & AMENITIES

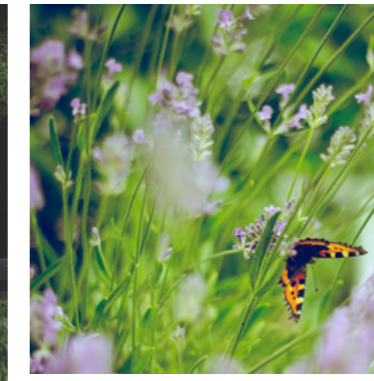
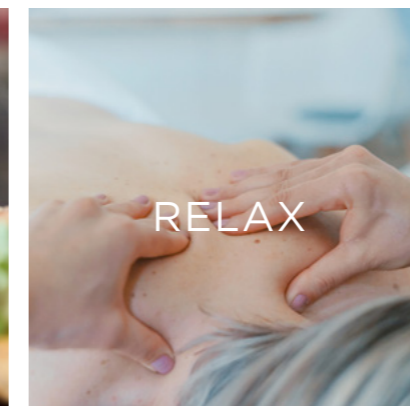
# A PARK WITH SO MANY ADVANTAGES

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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