

PROSPECT WAY • LONDON LUTON AIRPORT • LU2 9NU



RARE OPPORTUNITY TO ACQUIRE HIGH SPECIFICATION OFFICES
11,524 SQ.FT. (1,070.61 SQ.M.) TO 35,908 SQ.FT. (3,335.96 SQ.M.)

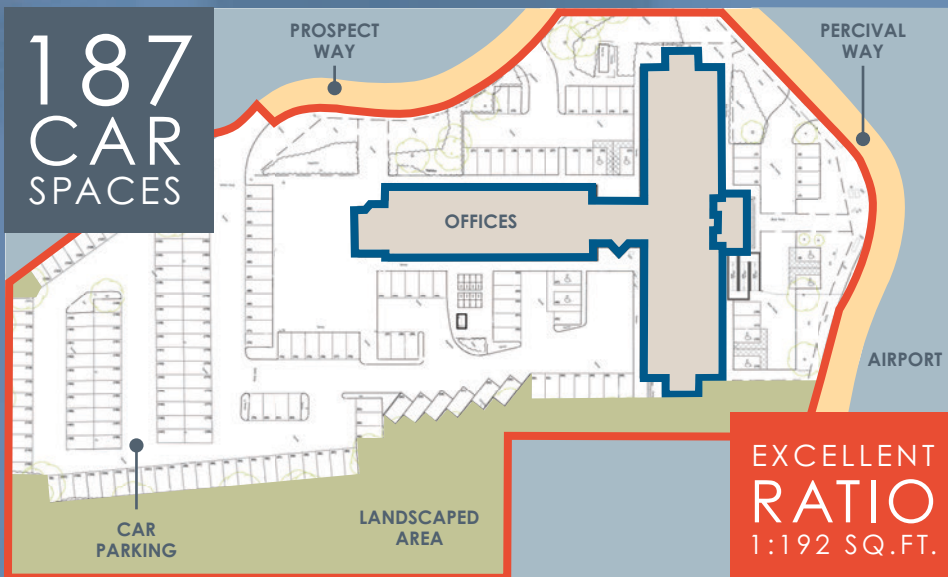


DESCRIPTION

The building is currently undergoing a comprehensive refurbishment to a Grade A office specification.

Infinity House offers a Grade A headquarters space of 35,908 sq.ft. (3,335.96 sq.m.), refurbished to the highest standard. The refurbished space is designed to be flexible enough to offer floor plates from 11,524 sq.ft. (1,070.61 sq.m.).

There is excellent on site car parking provision, with 187 car parking spaces, which extends around three sides of the building.



SPECIFICATIONS

- New VRF comfort cooling air conditioning
- New Suspended ceiling
- New LED lighting
- Full Access Raised Floors (150mm void)
- 2.7m floor to ceiling height
- Male, female and disabled WC's on each floor
- Shower Facilities
- Central lift lobby
- Excellent car parking 187 spaces a ratio of 1:192 sq.ft.
- Sheltered cycle spaces
- Electric car charging points
- Excellent sustainability and energy efficient design, EPC B targeted



UNDERGOING COMPREHENSIVE REFURBISHMENT



Images for indicative purposes only, examples from other Hampton Brook Developments.

DIMENSIONS

NET INTERNAL FLOOR AREAS

GROUND FLOOR

11,524 sq.ft. (1,070.61 sq.m.)

FIRST FLOOR

12,229 sq.ft. (1,136.11 sq.m.)

SECOND FLOOR

12,155 sq.ft. (1,129.23 sq.m.)

TOTAL

35,908 sq.ft. (3,335.96 sq.m.)

The site extends to approximately 2.9 acres (1.173 hectares). Site coverage equates to approximately 16%.

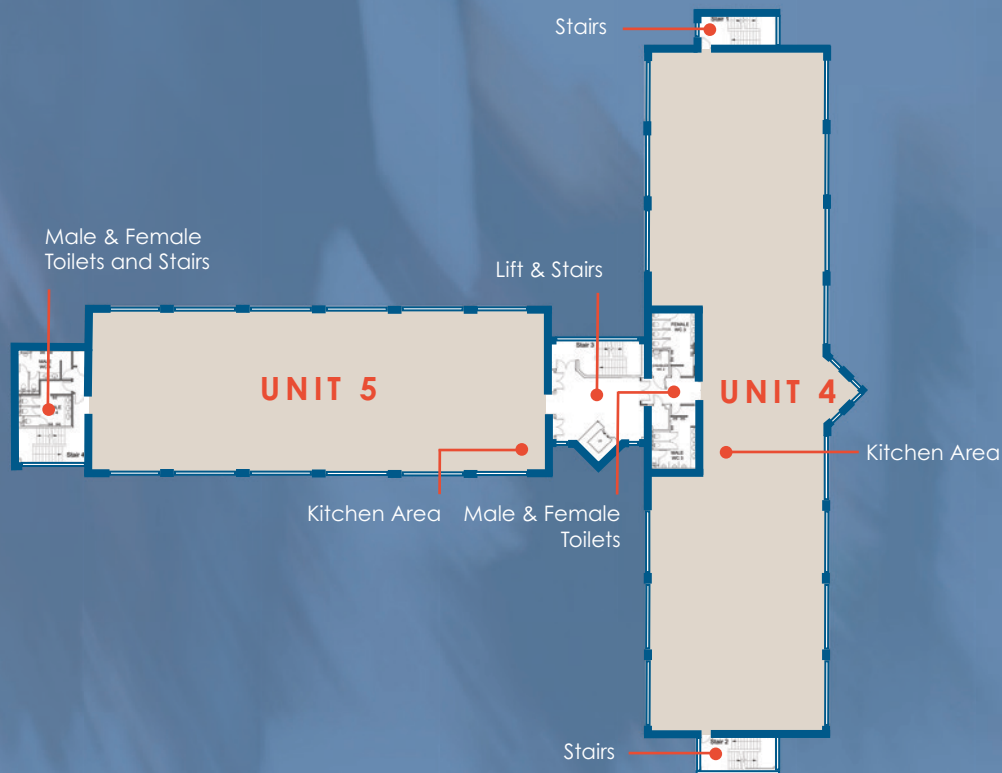
GROUND FLOOR

11,524 sq.ft. (1,070.61 sq.m.)



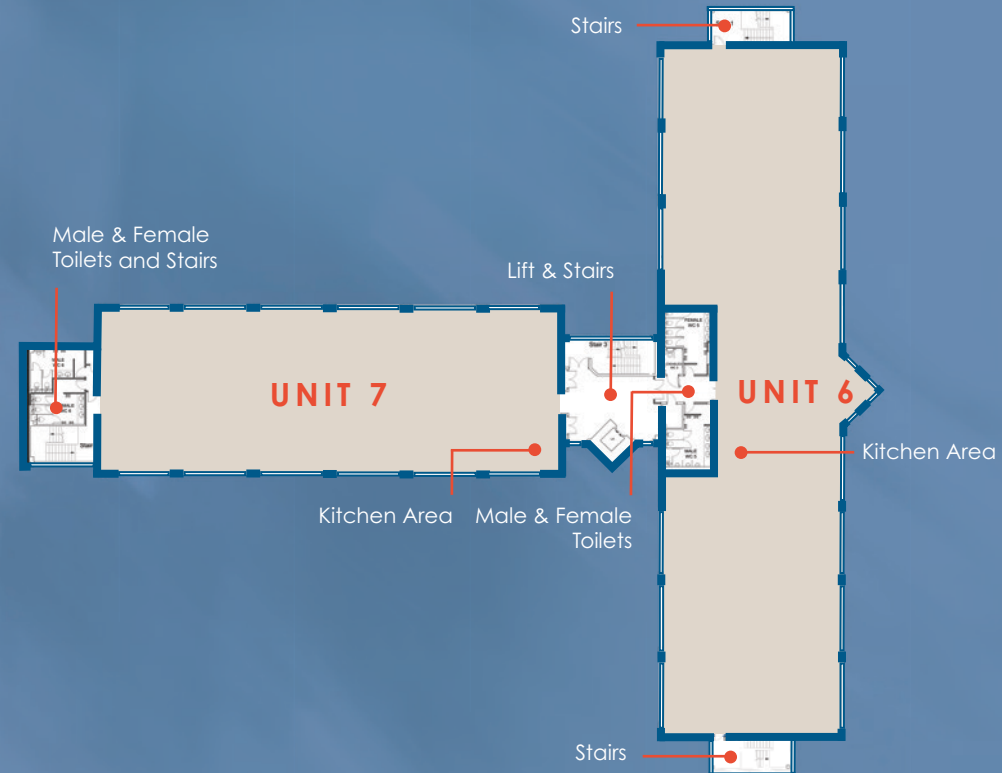
FIRST FLOOR

12,229 sq.ft. (1,136.11 sq.m.)



SECOND FLOOR

12,155 sq.ft. (1,129.23 sq.m.)



FLEXIBLE FLOOR PLATES ARE AVAILABLE

LOCATION

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 Airport 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 ranges from 43 minutes to 1 hour.

Infinity House is situated upon the main Luton Airport operational aviation site, to the north side of the main runway but is not 'airside'. The site is situated on Prospect Way which is accessed off Percival Way and 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 connecting 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 will commence on DART (Direct Rail to Air Transit) in 2019, making the connection from Luton Airport Parkway Station to the Terminal 3 minutes.





DISTANCES

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

RAIL

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

ROAD

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

EASILY ACCESSED BY RAIL, ROAD & AIR



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MISREPRESENTATION ACT

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