

**400/475  
CAPABILITY  
GREEN  
LUTON**

# A PLACE THAT WORKS TO YOUR ADVANTAGE.

## TWO GRADE A OFFICE BUILDINGS ON CAPABILITY GREEN

**BUILDING 400** - Two fully refurbished suites available.

**BUILDING 475** - Currently undergoing a major refurbishment. **Ready spring 2021.**

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.

AVAILABLE NOW

# BUILDING 400

With two suites available in this Grade A office building, the property offers exceptional finishes throughout including a refurbished reception, high quality breakout/common areas and WCs/showers, with a private courtyard to the rear. The 2nd floor suite has an extensive roof terrace.

Building 400 is already home to Ernst & Young and Oracle Corporation.



Modern, refurbished reception



Excellent communal breakout areas



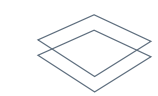
LED lighting



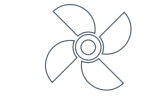
Male and female WCs with showers



24-hour access and on-site security



Suspended ceilings



New air conditioning



Superb car parking ratios



MODERN INTERIORS  
WITH LIGHT  
AND SPACIOUS  
COMMUNAL AREAS.





MODERN  
REFURBISHED  
SECOND FLOOR  
OFFICE SUITE.



FLEXIBLE & SPACIOUS

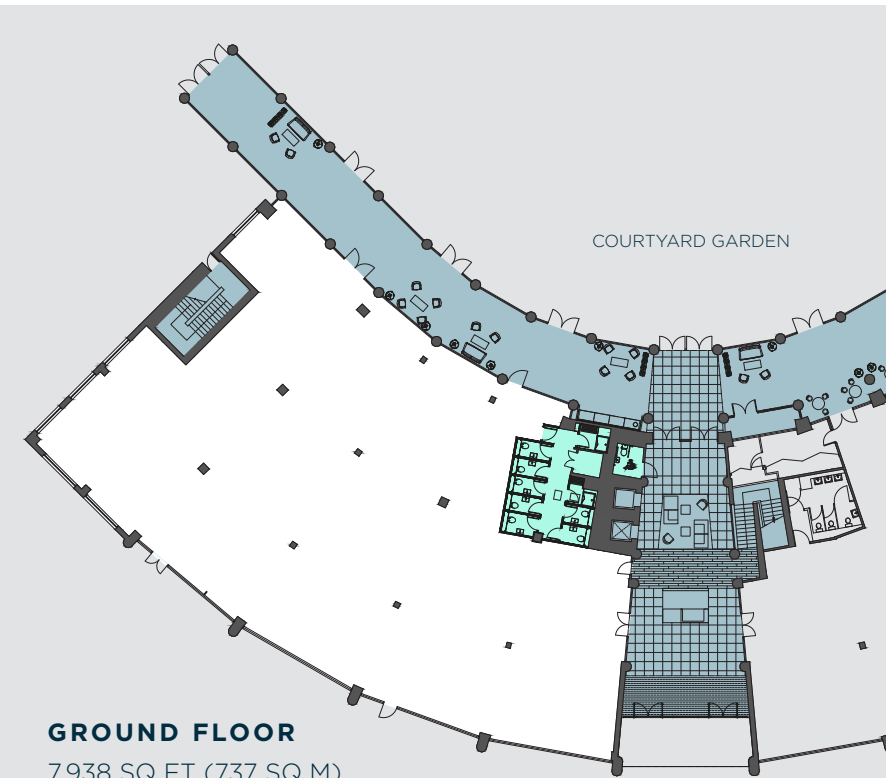
## GROUND AND SECOND FLOOR OFFICE SPACE

With floor-to-ceiling windows, this newly refurbished workspace boasts fantastic levels of natural daylight. New air conditioning, suspended ceilings and LED lighting create a desirable modern space for occupiers.

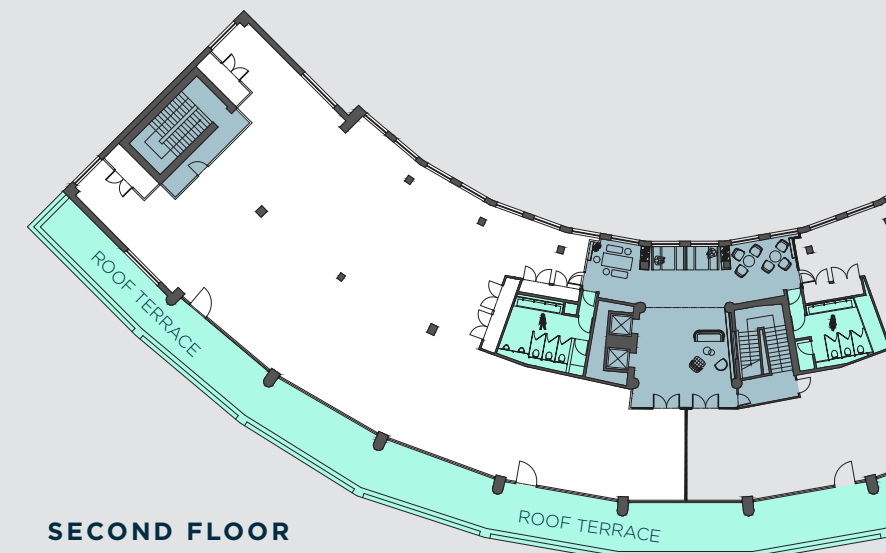
### SCHEDULE OF AREAS

FLOOR	SQ FT	SQ M	EPC RATING
Second floor	5,033	468	C56
Ground floor	7,938	737	B34

Areas are approximate IPMS3.



**GROUND FLOOR**  
7,938 SQ FT (737 SQ M)



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



READY SPRING 2021

# BUILDING 475

Providing 24,247 sq ft of Grade A office accommodation, Building 475 is being fully refurbished to a very high standard and will be the first property on Capability Green to feature exposed services.

It will also benefit from an enhanced exterior appearance with full height ground floor glazing and a remodelled feature reception with modern breakout and meeting areas.



Modern reception with on-site management



Excellent communal breakout areas



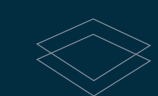
LED lighting



Male and female WCs with showers



24 Hour access and on-site security



Suspended ceilings



New air conditioning



Superb car parking ratios



REMODELLED EXTERIOR AND NEW BREAKOUT LOUNGE.





COMPLETELY  
REMODELLED  
RECEPTION AND  
MEETING AREA.





EXPOSED SERVICES  
WITH CLEAR HEIGHT  
OF 2.9M, NEW CYCLE  
STORE, SHOWERS & WCs.

UNIQUE DESIGN

# MODERN & STYLISH OFFICE SPACE

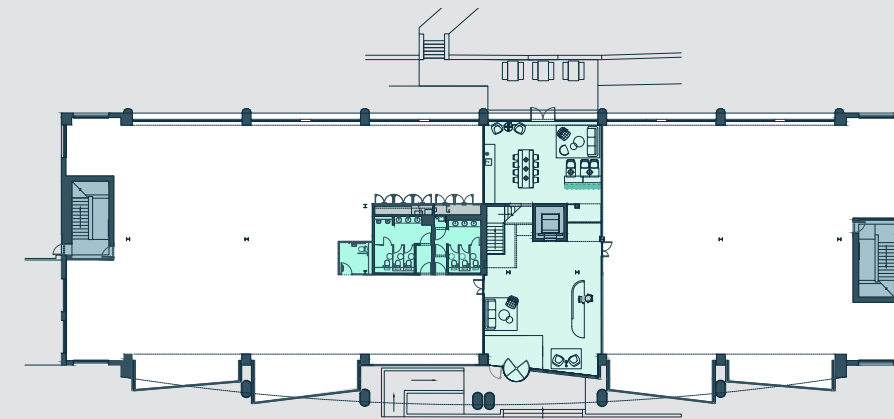
Building 475 will benefit from excellent natural light, staff café facility, new WCs and showers, and a superb parking ratio (1:180 sq ft).

SCHEDULE OF AREAS

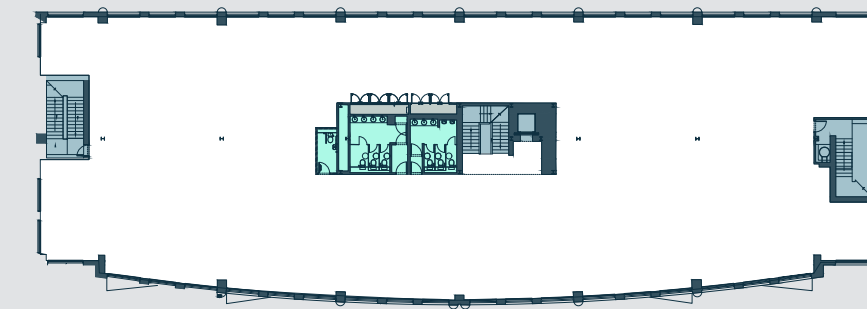
FLOOR	SQ FT	SQ M
First floor	12,262	1,139
Ground floor	10,331	960
Ground floor breakout area	978	91
Reception	676	63
<b>Total</b>	<b>24,247</b>	<b>2,253</b>

Areas are approximate IPMS3.  
A target EPC Rating of 'B'

**GROUND FLOOR**  
10,331 SQ FT (960 SQ M)



**FIRST FLOOR**  
12,262 SQ FT (1,139 SQ M)





AREA & AMENITIES

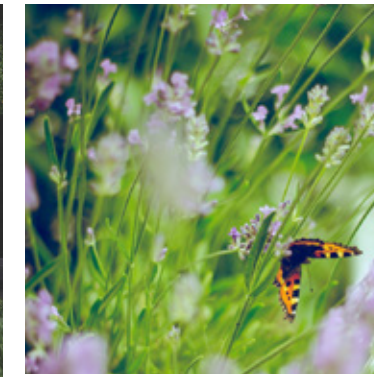
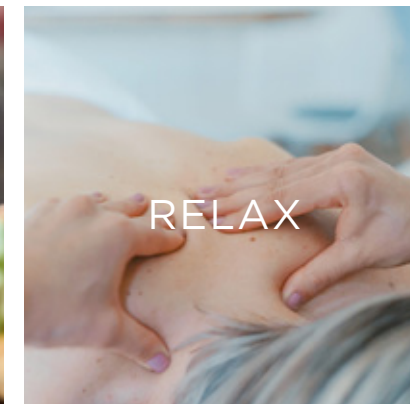
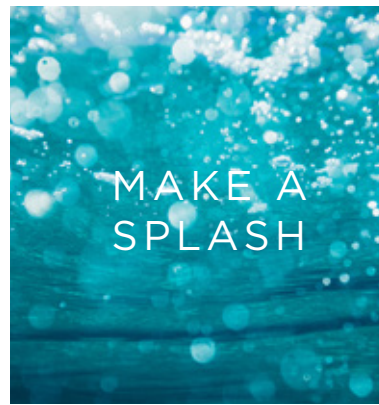
# A PARK WITH SO MANY ADVANTAGES

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 café, a daily Marks & Spencer lunch van and a refreshments van which visits each morning with 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. There's also a convenient cycle and walking route that runs from Luton Airport Parkway to Harpenden town centre, which has become a regular trail for keen cyclists. 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
  - Debenhams
  - EE
  - H&M
  - Holland & Barrett
  - JD
  - New Look
  - O2
  - Pandora
  - River Island
  - Superdry
  - Tesco Metro
  - Topman
  - Topshop
  - 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.

The works to expand the capacity of Luton Airport to 18 million passengers a year is well underway, due for completion in 2021.

- 

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



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

**05** MINUTE DRIVE TO LONDON LUTON AIRPORT



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

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



**SOME OF THE  
BEST TRANSPORT  
LINKS IN THE  
SOUTH EAST**



# SO MUCH MORE THAN JUST A NUMBER.

**CAPABILITY GIVES  
YOU THE ADVANTAGE**

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.

**bray  
fox  
smith**  
020 7629 5456

brayfoxsmith.com

**Paul Smith**  
paulsmith@brayfoxsmith.com

**Claudio Palmiero**  
claudiopalmiero@brayfoxsmith.com



020 7629 8171  
**Knight Frank**

**Will Foster**  
will.foster@knightfrank.com

These particulars are not an offer of contract, nor part of one. You should not rely on statements by Knight Frank LLP or Bray Fox Smith in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP or Bray Fox Smith nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken (February 2020). Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. November 2020.