

500 Capability Green
LUTON

500CapabilityGreen.co.uk

500 Capability Green

CAPABILITY GREEN IS ONE OF THE UK'S LEADING BUSINESS PARKS AND DOMINATES THE NORTH M25 OFFICE MARKET

AN IMPRESSIVE SELF CONTAINED OFFICE BUILDING TOTALLING 78,720 SQ FT SITUATED IN A PROMINENT POSITION AT THE ENTRANCE TO THE PARK.

CAPABILITY GREEN IS HOME TO MANY INTERNATIONAL COMPANIES INCLUDING ASTRA ZENECA, IMPELLAM GROUP, SELEX GALILEO, ORACLE, ERNST & YOUNG, RANDSTAD AND REGUS.





MILTON KEYNES, NORTHAMPTON, THE NORTH

J10

M25, CENTRAL LONDON

500 Capability Green



LUTON AIRPORT

LUTON AIRPORT PARKWAY

500 Capability Green

LUTON PARKWAY STATION 0.75 MILE



AIRPORT WAY

EASYJET

REXAM

OAG AVIATION

HANDELSBANKEN, CAFE SATIS

SELEX GALILEO

ERNST & YOUNG ORACLE

LUMESSE

RANDSTAD

ASTRA ZENECA

IMPELLAM GROUP

REGUS

DAVID LLOYD LEISURE

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THE RECEPTION AND COMMON PARTS ARE UNDER REFURBISHMENT WILL FURTHER ENHANCE THIS DRAMATIC AND IMPRESSIVE FULL HEIGHT ATRIUM

500 Capability Green was constructed in 1989 and provides 78,720 sq ft of Grade A headquarters office accommodation arranged on ground and two upper floors. The building is of steel frame construction with brick and stone clad elevations and sits on a site of approximately 2.06 ha (5.1 acres).

Internally the building is designed as two 'L' shaped blocks around a central full height atrium with the upper floors served by two x 10 person passenger lifts. The specification includes VAV air conditioning, fully accessible raised floors and suspended ceilings incorporating LED lighting. The building affords excellent on-site car parking with a total of 378 spaces which equates to a ratio of 1:210 sq ft and there are an additional 10 visitor/disabled spaces located at the front of the building.



ON-SITE CAR PARK WHICH PROVIDES 378 CAR PARKING SPACES AT A RATIO OF 1:210 SQ FT.



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CAPABILITY GREEN'S LOCATION OFFERS ARGUABLY THE BEST TRANSPORT LINKS IN THE REGION

Capability Green is a high quality business environment which is widely recognised as the leading business park in the lower M1 corridor. The Park extends to 85 acres and provides approximately 1 million sq ft of high specification offices with additional health club and restaurant facilities.

Capability Green is located 1.5 miles east of junction 10 of the M1 and is only 2 miles from Luton town centre, which is 33 miles north of central London.

The £30 million junction 10a improvements scheme was opened on 20 July 2015 which has greatly improved access to Luton Airport and Capability Green.

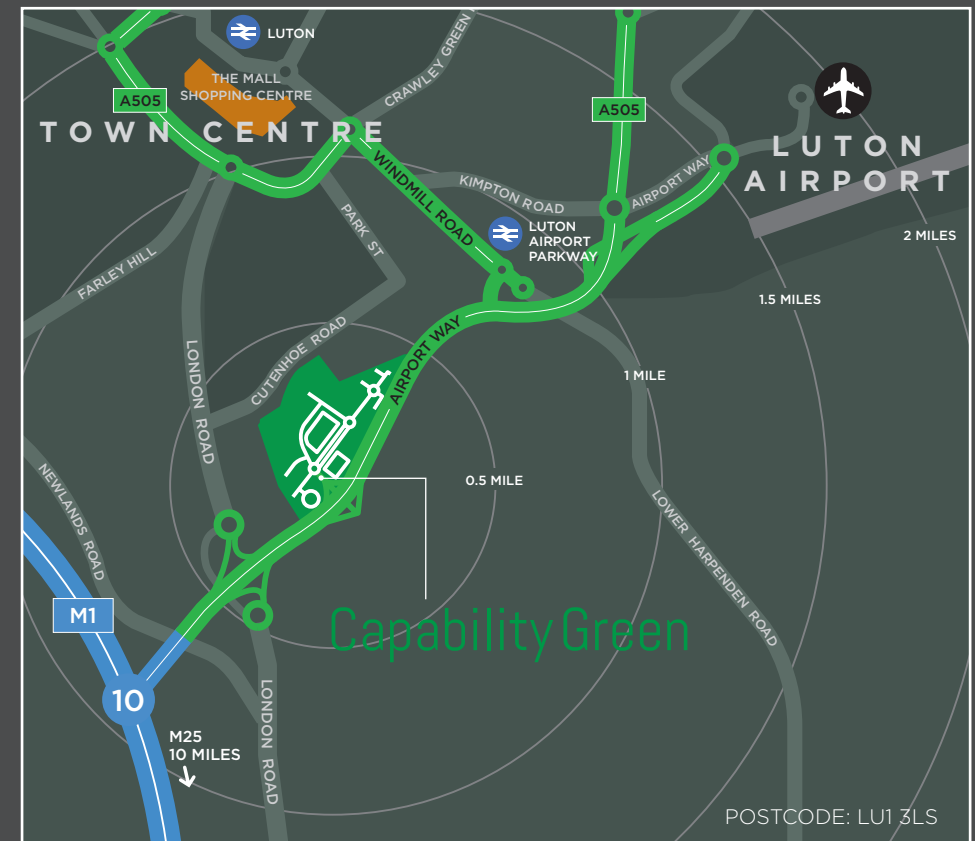
Luton Airport has begun investing £110 million to transform the airport by 2020. As well as delivering major improvements for passengers, the proposed redevelopment will increase capacity from 12 million to 18 million passengers per year.

SITUATED ADJACENT TO THE NEWLY UPGRADED AIRPORT WAY ONLY 1.5 MILES TO JUNCTION 10 OF THE M1.

ONLY 0.75 MILES TO LUTON PARKWAY STATION WHICH OFFERS DIRECT LINKS TO LONDON ST. PANCRAS WITH A FASTEST JOURNEY TIME OF 20 MINUTES.

2 MILES TO LONDON LUTON AIRPORT, THE UK'S 5TH LARGEST PASSENGER AIRPORT WITH 12 MILLION PASSENGERS USING THE AIRPORT IN 2015.

THE PARK IS SERVED BY BUS WHICH OFFERS A REGULAR SERVICE TO AND FROM LUTON TOWN CENTRE.





Airports

Luton	2 miles
Heathrow	34 miles
City	50 miles
Stansted	52 miles
Gatwick	71 miles
Birmingham	82 miles
East Midlands	86 miles

By Road

M1 J10	1.5 miles
Luton	2 miles
Dunstable	7 miles
Hemel Hempstead	9.7 miles
St Albans	9.8 miles
M25 J21	11 miles
Welwyn Garden City	12.9 miles
Stevenage	15.8 miles
Watford	16.3 miles

By Rail

King's Cross St Pancras 22 mins



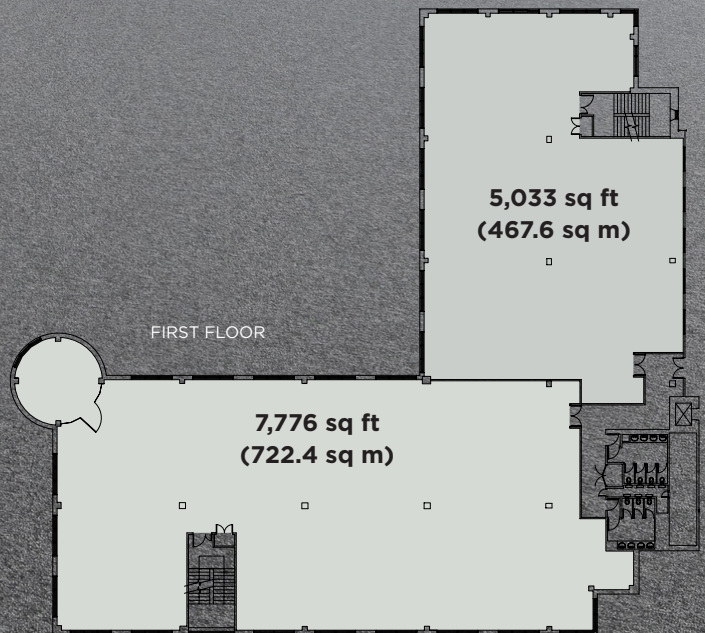


FLEXIBLE OPEN PLAN OFFICES BENEFITTING FROM EXCELLENT NATURAL LIGHT AND REFURBISHED TO GRADE A SPECIFICATION

Specification

The building has undergone a substantial refurbishment and will provide the following:

- VAV air-conditioning
- Fully accessible raised floors
- Metal tiled suspended ceilings
- LED lighting on PIR sensors
- Two 10 person passenger lifts
- Central full height atrium
- 378 car park spaces available (1:210 sq ft)
- An additional 10 visitor/disabled spaces
- On-site receptionist
- 24 hour security
- EPC Rating: D (certificate available on request)



The floors can be split to accommodate requirements of 5,033 sq ft and 7,776 sq ft.

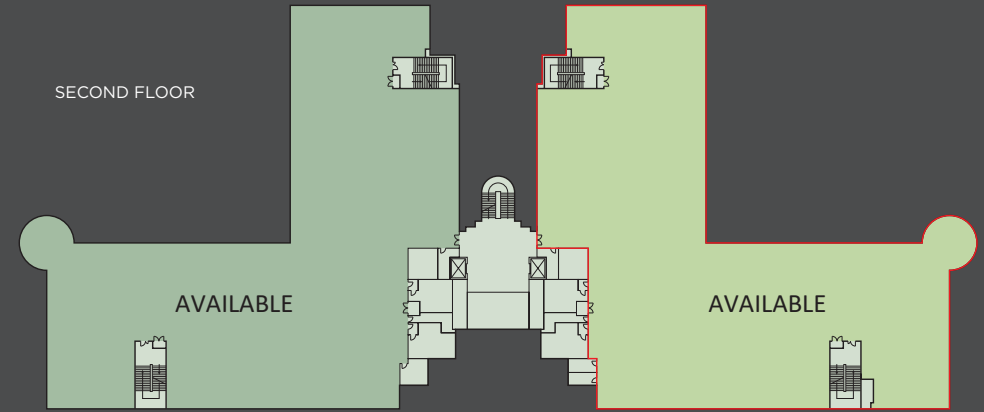
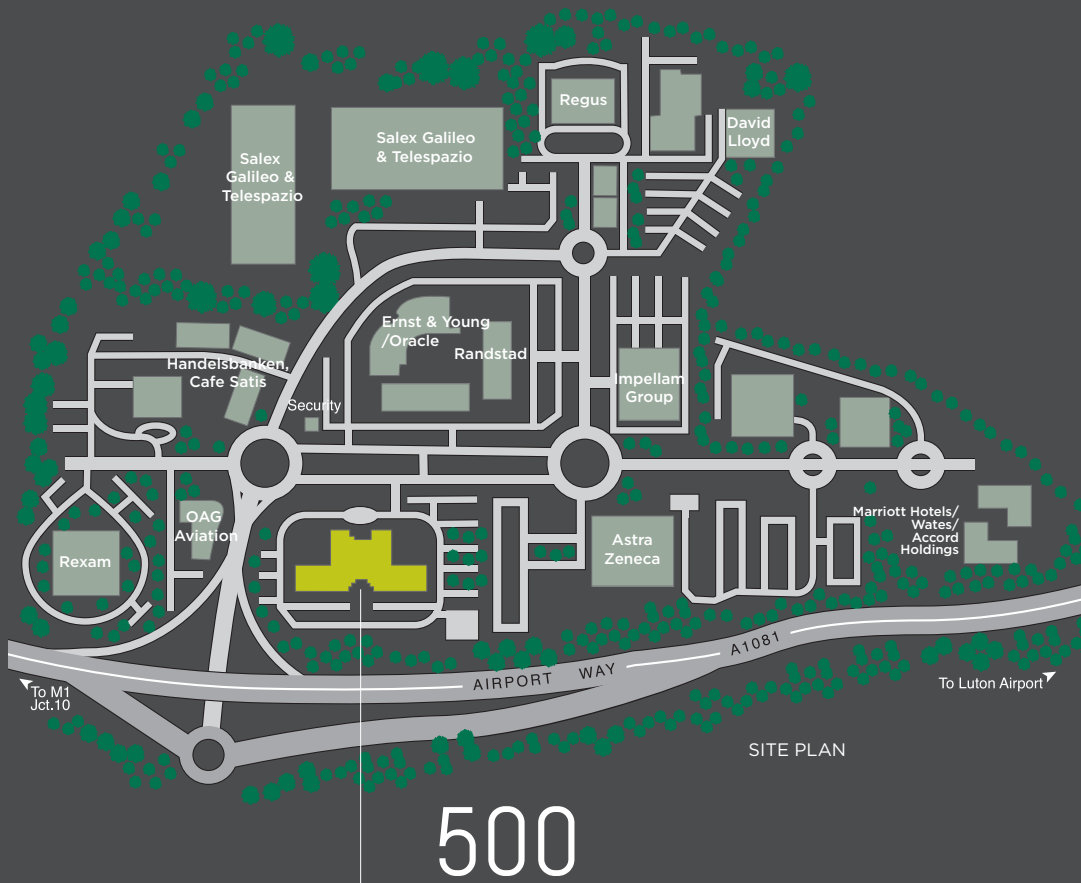
500 CAPABILITY GREEN OVERLOOKS
ONE OF THE BUSINESS PARK'S MAIN
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CAPABILITY GREEN

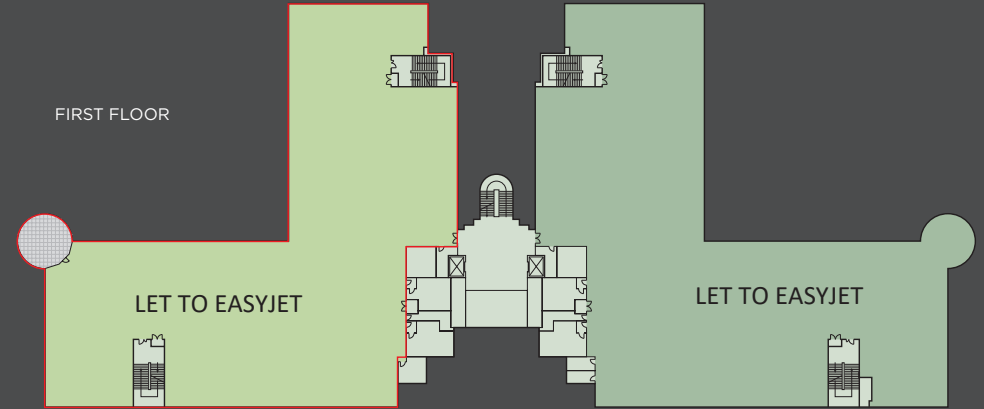


Accommodation

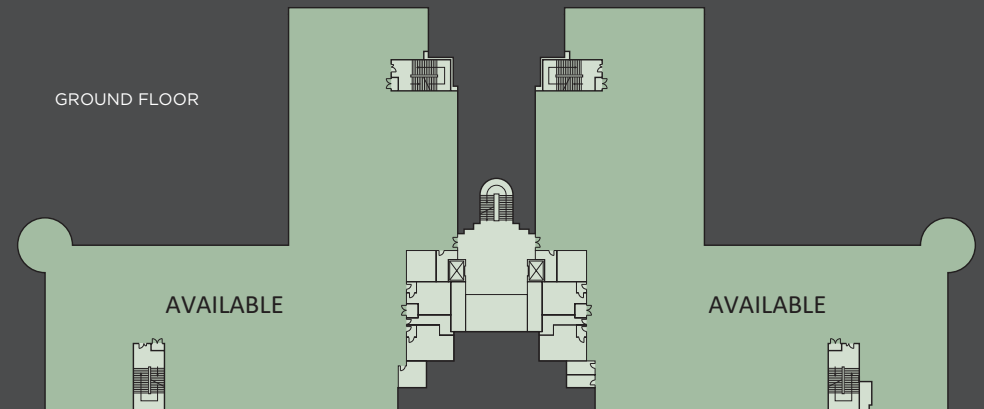
Floor Areas (NIA)	South Wing	North Wing
Second Floor	Vacant – 12,640 sq ft	Vacant – 12,640 sq ft
First Floor	EasyJet	EasyJet
Ground Floor	Vacant – 13,120 sq ft	Vacant – 13,120 sq ft
Total Availability	51,520 sq ft	



SOUTH WING NORTH WING



SOUTH WING NORTH WING



SOUTH WING NORTH WING

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Complied April 2016.