

# 400 CAPABILITY GREEN LUTON

LU1 3AE

# A PLACE THAT WORKS TO YOUR ADVANTAGE.

## GRADE A OFFICE BUILDING ON CAPABILITY GREEN

### BUILDING 400

Last suite available on the Ground Floor is of a Grade A standard, refurbished to a very high specification.

**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, Handelsbanken, Astra Zeneca, Randstad, easyJet, SKF, Bionic and Axis Communications.

# BUILDING 400

The last suite available provides 4,092 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.



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 all electric air conditioning



Superb car parking ratio (1:180 sq ft)



MODERN INTERIORS  
WITH LIGHT  
AND SPACIOUS  
COMMUNAL AREAS.



MODERN  
REFURBISHED  
OFFICE SUITE.



FLEXIBLE & SPACIOUS

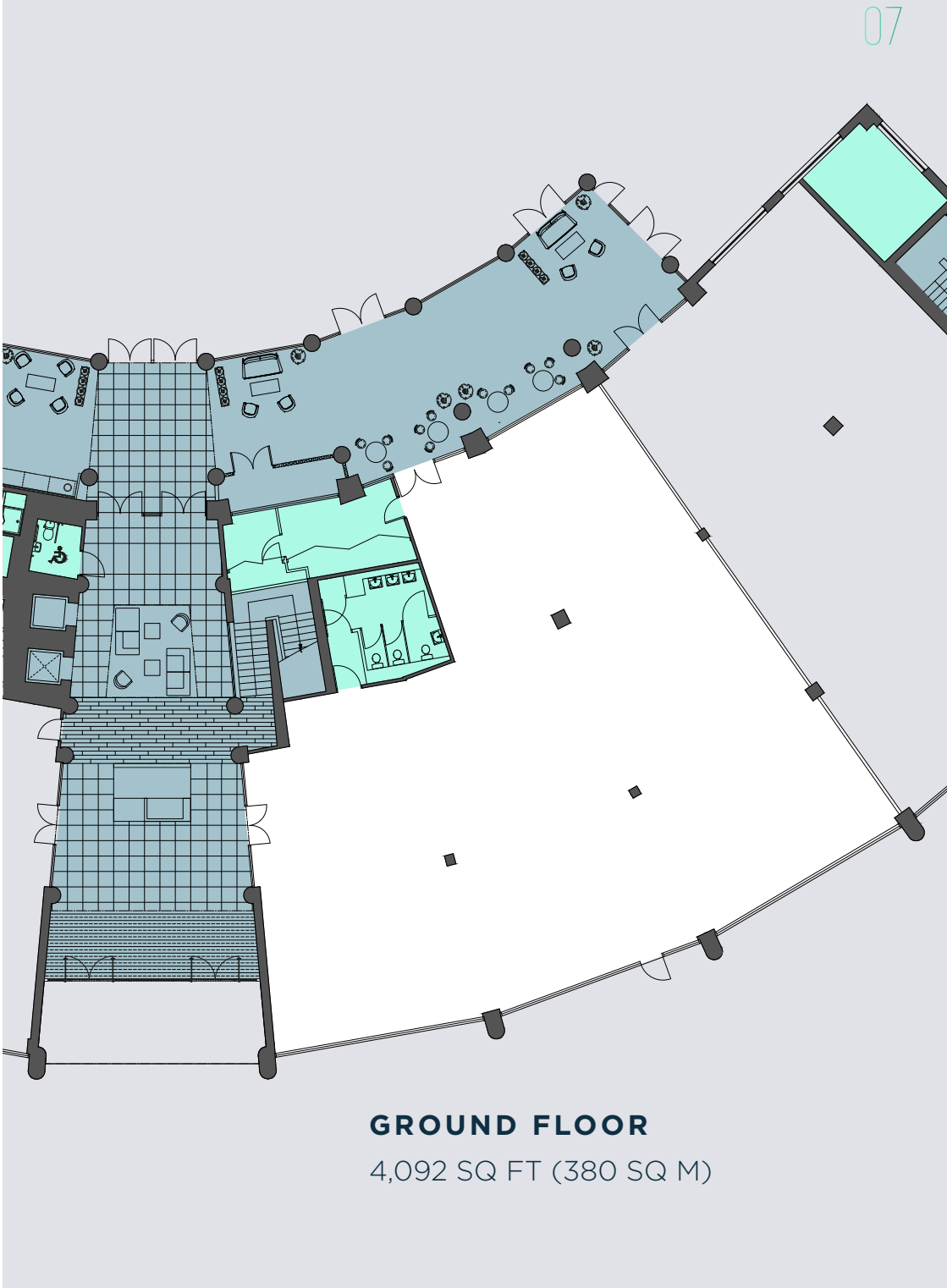
# CONTEMPORARY OFFICE SPACE

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 |
|-------------------|--------------------|------|------------|
| Ground floor      | 4,092              | 380  | B          |
| 44 parking spaces | 1:180 sq ft approx |      |            |

Areas are approximate IPMS3.

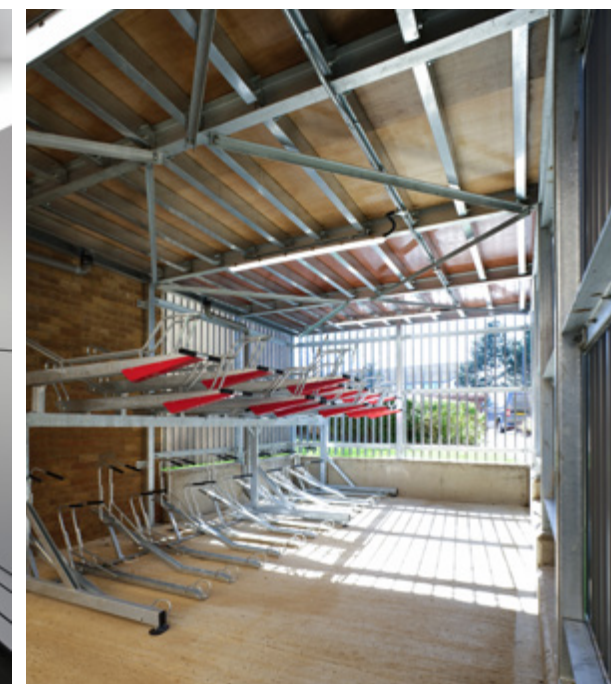


GROUND FLOOR  
4,092 SQ FT (380 SQ M)

# PRIVATE LANDSCAPED GARDENS, CYCLE STORAGE & SHOWERS



SHOWER BLOCK



THE BUILDING BENEFITS 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:

**Frasers Plus Luton**

- Shops include:
- Boots
  - Chopstix Noodle Bar
  - Costa
  - EE
  - H&M
  - Holland & Barrett
  - House Of Fraser Outlet
  - JD Sports
  - New Look
  - O2
  - Pandora
  - River Island
  - Tesco Express

**Gyms**

- Bannatyne Health Club & Spa
- David Lloyd
- Lifelines Health Club @ Venue 360
- The Gym Group Luton

**Town centre**

- Sainsbury's
- Venue 360 – Fitness, leisure, conferences & meetings
- Stockwood Discovery Centre
- Stockwood Park

**Hotels**

- Hampton by Hilton
- London Luton Airport
- 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 (currently under refurbishment - completing 2027/28)

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

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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