

NO1 900 CAPABILITY GREEN LUTON LU1 3LU



**High quality detached office building
4,250 sq ft (395 sq m)**

TO LET

020 7629 5456

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

brayfoxsmith.com

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Capability Green

Capability Green is one of the UK's premier business parks as a result of its excellent transport links. The business park is situated less than 1 mile from the M1 motorway and benefits from direct access to Junction 10. London Luton Airport is in close proximity 3 miles to the east and provides flights to over 90 destinations worldwide.

Capability Green benefits from a mainline railway station (Luton Airport Parkway) within 1 mile, with a fastest journey time to London St Pancras (Kings Cross) in under 25 minutes.

Occupiers on Capability Green include Marriott, Randstad, AstraZeneca, Regus, Ernst & Young, Impellam Group and Rexam.

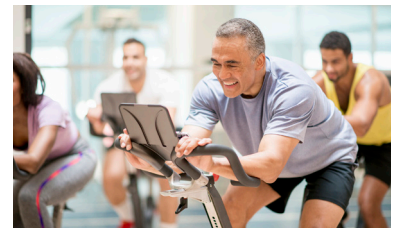
For staff, there is a David Lloyd health and fitness club opposite No1 offering state of the art health and fitness suites, a swimming pool and spa, crèche and bar/café. There is also a Greggs bakery and food outlet at the entrance to the Park.

Description

No1 900 Capability Green is a self-contained detached office building, part of a development of two detached Grade A office buildings completed in 2003.

The property is approached via an attractive full height glazed reception atrium. The available accommodation comprises 4,250 sq ft. over two floors

No1 benefits from 19 dedicated car parking spaces providing an excellent overall ratio of 1:223 sq ft.



Accommodation

No1 900 Capability Green offers high quality self-contained building comprising;

Ground	2,125 sq ft	198 sq m
First	2,125 sq ft	198 sq m
Total	4,250 sq ft	396 sq m

Amenities

The property benefits from the following specification:

- Full accessed raised flooring
- Full air conditioning (zoned and controlled on floor by floor basis)
- Suspended ceiling with integral lighting (Cat II)
- Male and female W'C's to each floor
- Existing kitchenette and break out facilities
- 19 car parking spaces (1:223 sq.ft)



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Location

Luton is a key established commercial centre on the M1 corridor and Capability Green is the premier business park within the region, benefitting from unrivalled transport links and access to labour.

The town is located approximately 30 miles north of Central London and 15 miles north of the M25 motorway. The town has a population of approximately 250,000 people. It also has a catchment of 23 million people within two hours' travel time.



Terms

Available on lease terms to 29th September 2023. Alternatively a longer lease could be available subject to negotiation with the landlord.

Outgoings

Rent, rates and service charge costs are available on application.

VAT

The property is elected for VAT.

EPC

Available on request.

Viewing

Strictly by prior appointment with the joint sole agents:



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