



1 CAPABILITY GREEN

LUTON

GRADE A OFFICE SUITE



9,091 SQ FT

Grade A Office Space
at Capability Green

LOCATION

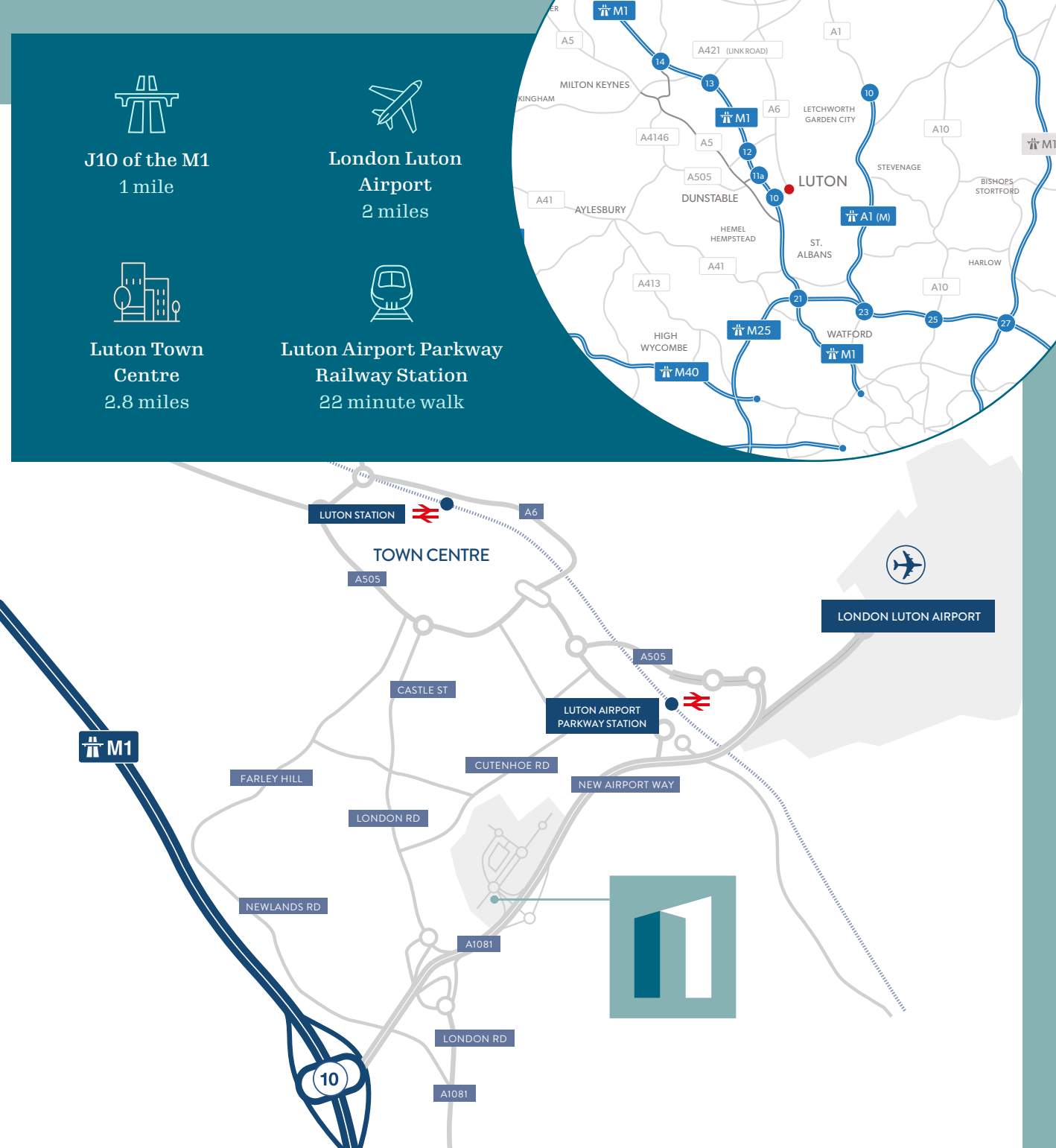
Situated on one of the premier business parks along the M1 corridor, Capability Green is exceptionally well positioned, with immediate access to Junction 10 of the M1 motorway, London Luton Airport and Luton Station. The park offers an outstanding business environment, combining excellent connectivity with a wide range of amenities and services for occupiers.

A flagship David Lloyd Health Club is located on the park, providing a swimming pool, state-of-the-art gym facilities, fitness studios and an extensive programme of weekly classes. Additional amenities include childcare facilities, a family-friendly environment and a contemporary café and lounge area.

Occupiers also benefit from convenient on-site catering options, including a Greggs and a variety of daily lunch delivery services. Luton town centre is located nearby and is easily accessible by bicycle, offering a wide selection of retail, leisure and dining amenities.

The surrounding area provides access to the attractive Bedfordshire countryside, while the nearby Stockwood Discovery Centre offers museum galleries, landscaped gardens and a popular café. London Luton Airport continues to invest in its long-term growth plans, further strengthening the area's connectivity and reinforcing Capability Green's position as one of the South East's most established business park locations.

POSTCODE: LU1 3LG



SPECIFICATION



WELL CONFIGURED
FLOORPLATE



PROMINENT LOCATION -
1ST BUILDING AS YOU ENTER
CAPABILITY GREEN



1:191 PARKING RATIO



VRF AIR CONDITIONING



LED LIGHTING



FULL ACCESS
RAISED FLOOR

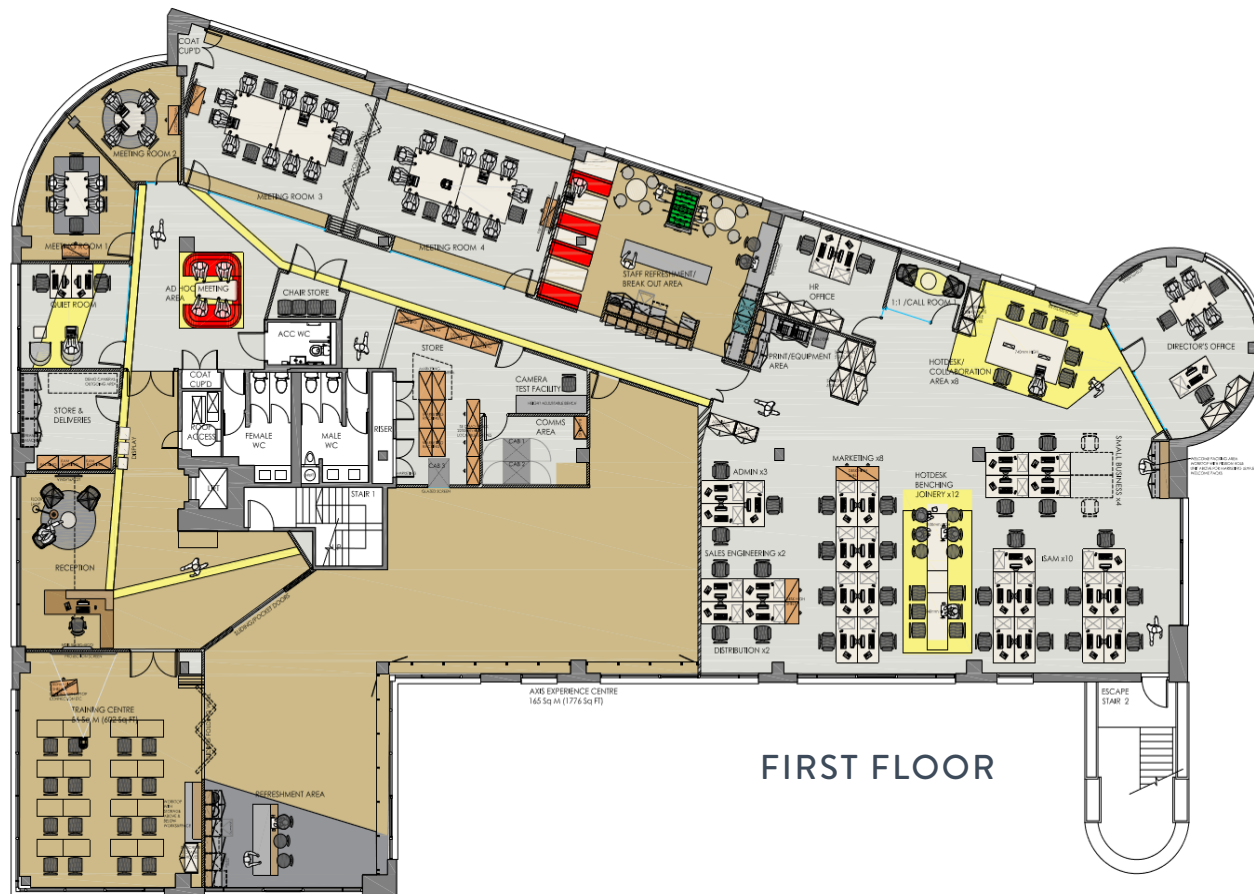


1 OTHER TENANT
IN BUILDING



ACCESS TO LUTON AIRPORT,
LUTON STATION AND THE M1

ACCOMMODATION



9,091 SQ FT (844.58 sq m)
Grade A office suite available





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VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

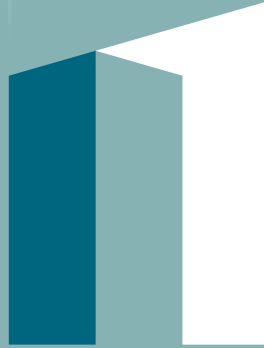
TBC

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.



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For further information or to arrange a viewing please contact the sole agents.

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