



CEDAR HOUSE

CAPABILITY GREEN, LUTON, LU1 3LU

GRADE A OFFICES TO LET



2,267 - 5,011 SQ FT

COMPREHENSIVELY REFURBISHED MODERN OFFICES TO LET



EPC B



WELL CONFIGURED FLEXIBLE FLOOR
PLATE



RAISED FLOORS WITH NEW ELECTRAK
AND NEW CARPETS



IMPRESSIVE FULL HEIGHT ATRIUM



NEW SUSPENDED CEILINGS WITH NEW
LED LIGHTING



NEWLY REFURBISHED MALE, FEMALE
AND DISABLED WCS



NEW VRF AIR CONDITIONING



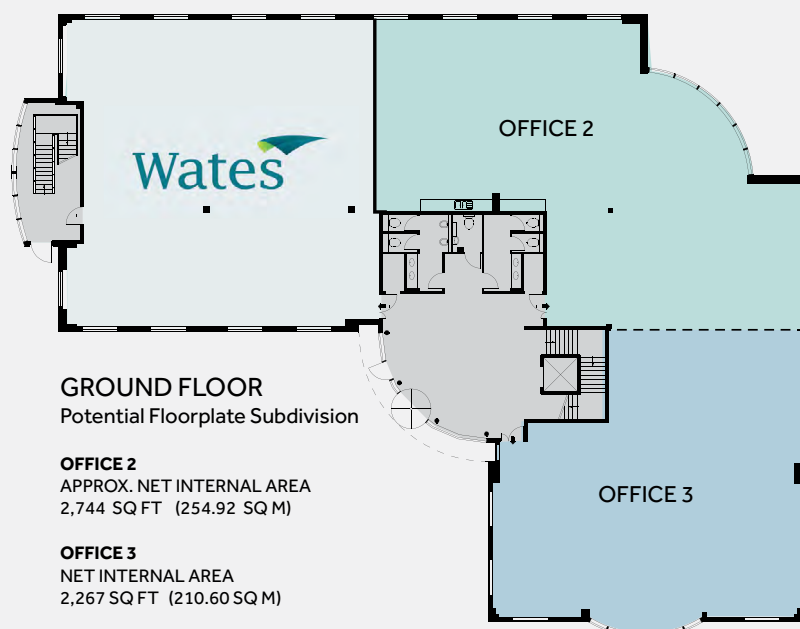
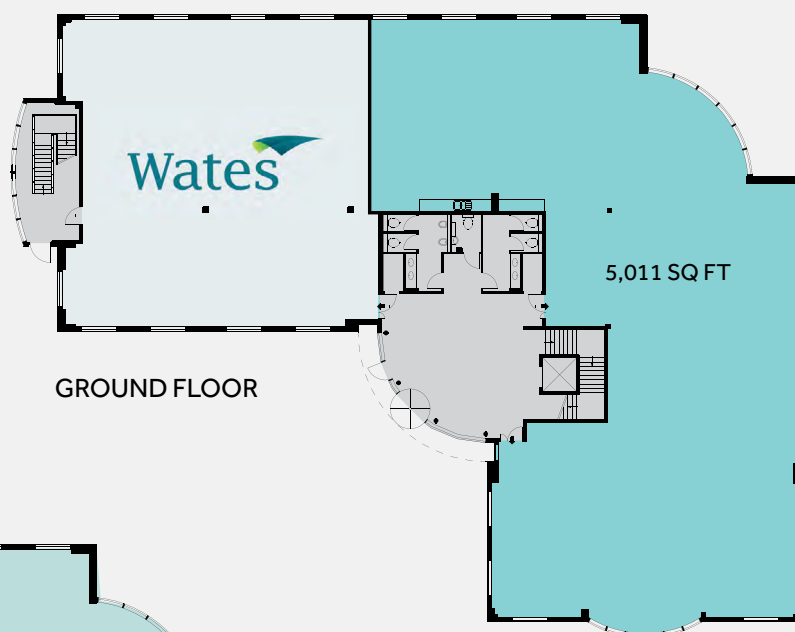
GENEROUS CAR PARKING AT A RATIO
OF 1:196 SQ. FT.



ACCOMMODATION

FLEXIBLE FLOORPLATE WITH POTENTIAL TO SPLIT FROM 2,267 - 5,011 SQ FT

NET INTERNAL AREAS	SQ FT	SQ M
GROUND FLOOR	5,011	465.52





LUTON

SITUATED ON PARKLAND SQUARE IN CAPABILITY GREEN, THE PROPERTY IS SUPERBLY POSITIONED ON ONE OF THE PREMIER SOUTH EAST BUSINESS PARKS. THE OFFICES BENEFIT FROM EXCELLENT TRANSPORT LINKS, WHETHER THAT'S BY RAIL, ROAD OR AIR, WITH LONDON LUTON AIRPORT, J10 OF THE M1 MOTORWAY AND LUTON AIRPORT PARKWAY RAILWAY STATION ALL WITHIN CLOSE PROXIMITY.



J10 OF THE M1
1.5 MILES



**LUTON AIRPORT PARKWAY
RAILWAY STATION**
15 MINUTE WALK



**LUTON TOWN
CENTRE**
2.5 MILES



**LONDON LUTON
AIRPORT**
2.5 MILES



CAPABILITY GREEN OCCUPIERS

Handelsbanken

 **TELESPAZIO**
a LEONARDO and THALES company

 **randstad**

 **EY**

easyJet

OAG[®]

David Lloyd
— CLUBS —

AstraZeneca 

Regus[™]

Ball

 **GREGGS**





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VAT

ALL PRICES, PREMIUMS AND RENTS, ETC ARE QUOTED EXCLUSIVE OF VAT AT THE PREVAILING RATE.

TERMS

AVAILABLE BY WAY OF A NEW LEASE ON TERMS TO BE AGREED.

EPC

EPC - B

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