

950

Capability Green

High Quality Office Building 5,354 – 14,389 sq ft
To Let / For Sale

950 Capability Green



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INTRODUCTION

This two-storey, modern detached office property occupies a fully landscaped site of 1.3 acres (0.53 hectares) providing ample car parking and plenty of outdoor space.

The building comprises 14,389 sq ft (1,366.78 sq m) which can be offered to a single tenant or split on a floor by floor basis with self contained access for each tenant.

950 Capability Green is within 6 minutes' drive of Luton Airport. It also provides exceptionally convenient access to Junction 10A of the M1 motorway, and thereby on to central London or the M25 London orbital motorway.



Newly refurbished

New LED Lighting

4-pipe fan coil air conditioning

Raised access floors

5-person passenger lift

Self contained entrances

**Excellent parking ratio of
1:197 sq ft**

EPC B



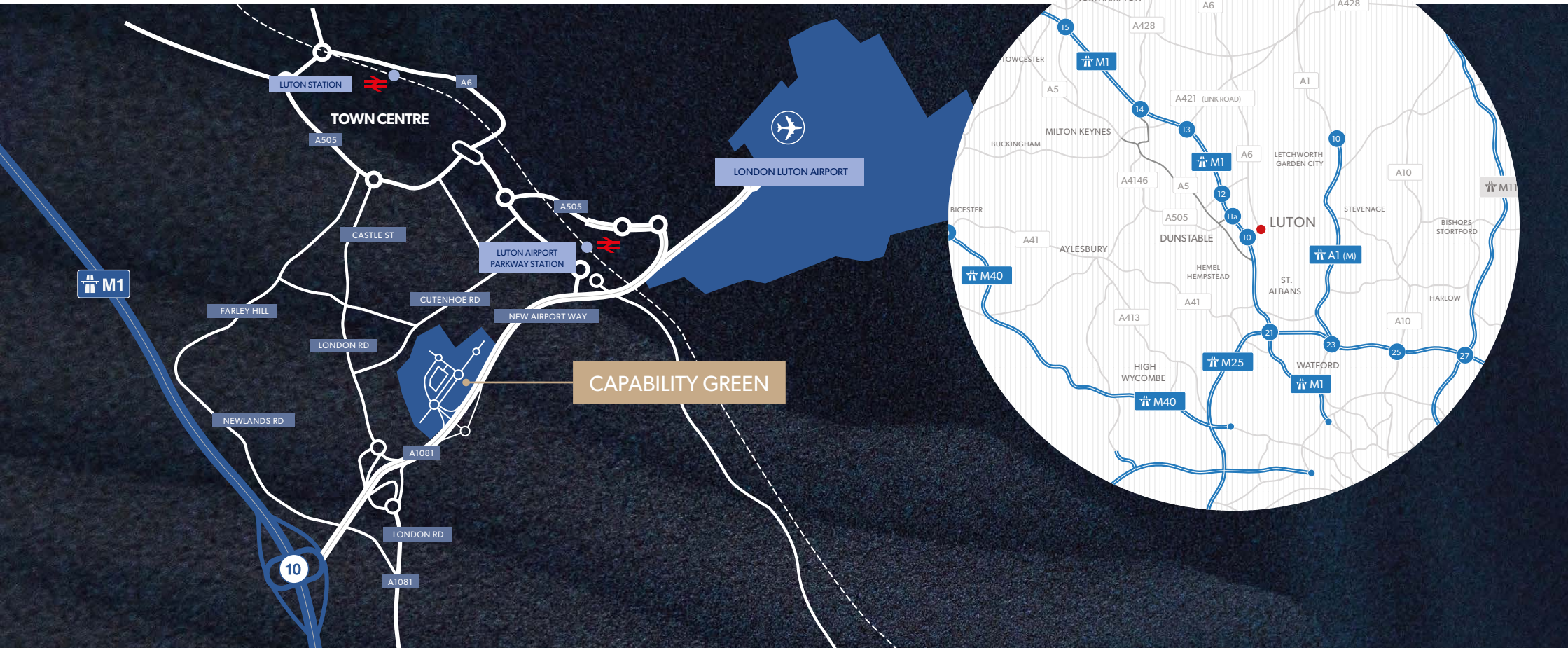
950 Capability Green



THE PARK

Capability Green is an excellent choice of location. A large David Lloyd Health Club provides a swimming pool, extensive, high quality gym equipment, exercise studios and over 100 different classes a week. It also offers a crèche and kids' club and a stylish café bar to help you relax post-workout. The estate also has a café, daily lunch deliveries, including one from Marks & Spencer. Luton town centre is close to hand and easily cycle-able. Other local attractions include the beautiful Bedfordshire countryside and the Stockwood Discovery Centre: a popular local attraction with galleries, walled gardens and café. Luton Airport is in the last stages of delivering its expansion plan to handle up to 18 million passengers a year.

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TRAVEL TIMES



M1 Jctn 10 // 3 Minutes

Luton Airport // 6 Minutes



Luton town centre // 10 Minutes



Luton Airport Parkway Station

// 16 Minutes



Luton - London St Pancras // 22 Minutes

Luton Airport Parkway -

London St Pancras // 24 Minutes

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EPC RATING

B

TERMS

New leases are available on terms to be agreed.

OUTGOINGS

Details of all outgoing are available on request.

For further information contact the joint agents:



01582 738 866
www.kirkbydiamond.co.uk

Eamon Kennedy

07887 835815

eamon.kennedy@kirkbydiamond.co.uk

**Lambert
Smith
Hampton**

01582 450 444

Tom Harker

0770 288 4405

tharker@lsh.co.uk

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