



CAPABILITY GREEN

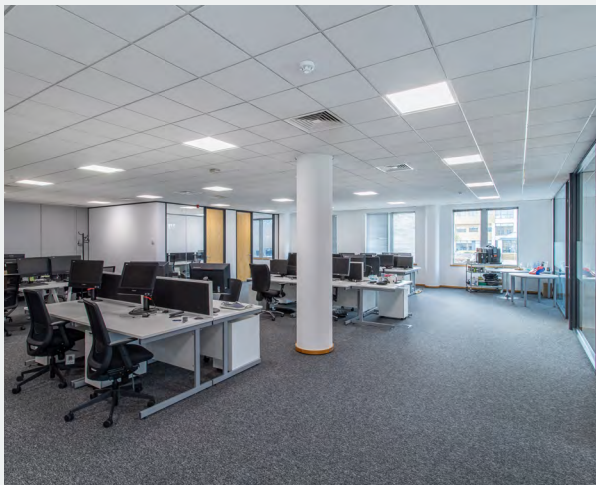
800 CAPABILITY GREEN . LUTON . LU1 3BA

3,000 – 31,103 SQ FT
HIGH QUALITY OFFICES
TO LET



SPECIFICATION

-  Full access raised floors
-  Suspended ceilings with new LED lighting
-  4 pipe fan coil air conditioning
-  Flexible floor plates
-  Full height reception
-  2 x 10 person passenger lifts
-  Refurbished WCs
-  Shower facilities
-  In-house café
-  Excellent car parking at a ratio of 1:200 sq ft



Flexible floorplates to accommodate a range of requirements from **3,000 – 31,103 sq ft**

Net Internal Areas	Sq Ft	Sq M
Ground Floor	12,483	1,159.71
Second Floor	18,620	1,729.81
Total	31,103	2,889.52

**LUTON
AIRPORT**
2 MILES



M1 J10
1 MILE



**LUTON
PARKWAY**
1 MILE



LOCATION

Located on Capability Green, a premier South East Business Park, the property finds itself in the centre of the UK growth corridor situated between Oxford and Cambridge. The offices are excellently positioned with Luton Airport, Luton Airport Parkway rail station and J10 of the M1 all within close proximity. Additionally, Luton offers good access to London via rail links with St Pancras only 30 minutes away by train.



LEADING EMPLOYERS WHO HAVE
CHOSEN TO LOCATE HERE INCLUDE:



← M25 &
CENTRAL LONDON
(1 HOUR)



BALL

OAG

HANDELSBANKEN

TELESPAZIO

EASYJET

GREGGS

ERNST & YOUNG

SELEX GALILEO

AIRPORT WAY

RANDSTAD

ASTRA ZENECA



REGUS

DAVID LLOYD LEISURE



CAPABILITY GREEN

CONTACT

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