



LONDON LUTON AIRPORT

WATES/ACCORD HOLDINGS
& MARRIOTT HOTELS

ASTRA ZENECA

IMPELLAM GROUP

DAVID LLOYD FITNESS CENTRE

EXPERIAN &
UBM AVIATION

LUMESSE

ERNST & YOUNG &
WILLIAMS LEA

INBEV, NORTHGATE ARINSO
& BAY RESTAURANTS

TO M1 JUNCTION 10

REGUS

BARCLAYS BANK PLC

SELEX GALILEO &
TELESPAZIO VEGA

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ANRITSU LTD

Description

The property was constructed in 1989 to provide a 7,299.3 sq m (78,569 sq ft) Headquarters Office building arranged on ground and two upper floors, on a site of approximately 2.06 ha (5.1 acres)
The property has a self contained car park that provides 412 car parking spaces at a ratio of 1:191 sq ft.

There are an additional 10 visitor/disabled car parking spaces to the front of the building.
The building is of a steel frame construction and clad in brick and stone and it stands overlooking one of the park's main boulevards, within its landscaped grounds.

Internally the building is designed as two 'L' shaped blocks connected by a central, full height atrium.
The specification includes VAV air-conditioning, full access raised floors and suspended ceilings.
Two 10-person passenger lifts serve all floors.

The common Parts have been substantially refurbished to create an impressive street through the building.
The space available is currently fitted out, but the landlord intends to refurbish to a Cat A standard.



Location

Capability Green is a high quality business environment which is widely recognised as the leading business park in London's M1 corridor. The park extends to 85 acres and provides approximately 1 million sq ft of offices with additional health club and canteen facility.

Capability Green is located 2 miles east of junction 10 of the M1 and 2 miles from Luton town centre, which is 33 miles north of central London

Occupiers include, Selex Galileo, Barclays Bank, Ernst and Young, Regus to name but a few.

Communication

Capability Green benefits from some of the best communications within the region as follows:

Road

The Park stands on the newly upgraded A1081 dual carriage way, which is approximately 0.5 miles to junction 10A of the M1. From here swift road access can be gained to rest of the motorway network via the M1 north and M25, which is 10 miles to the south.

Rail

Capability Green is within 0.75 miles of Luton Parkway Station which offers direct links to London St. Pancras with a quickest journey time of 22 minutes and up to 8 trains an hour.

Bus

The park is served by the number 30 bus route which offers a regular service to Luton town centre.

Air

Luton	1 mile
Heathrow	34 miles
Stanstead	54 miles
Gatwick	72 miles
Birmingham	82 miles
East Midlands	87 miles

Source: AA Route Planner





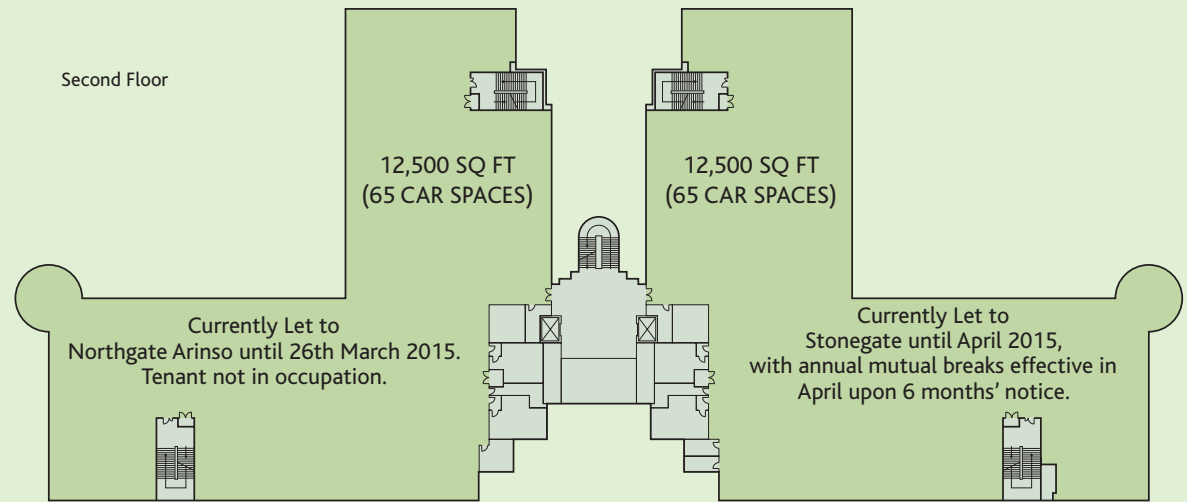
Accommodation

Net internal floor areas	North wing	South wing
Second floor Offices	12,500 sq ft	12,500 sq ft
Total	25,000 sq ft	
First floor Offices	12,500 sq ft	12,500 sq ft
Total	25,000 sq ft	
Ground floor Offices	LET TO INBEV	
Grand Total	50,000 sq ft	

Car parking spaces - 261 (Ratio 1:191 sq ft).

There are additional 10 visitor/disabled car parking spaces.

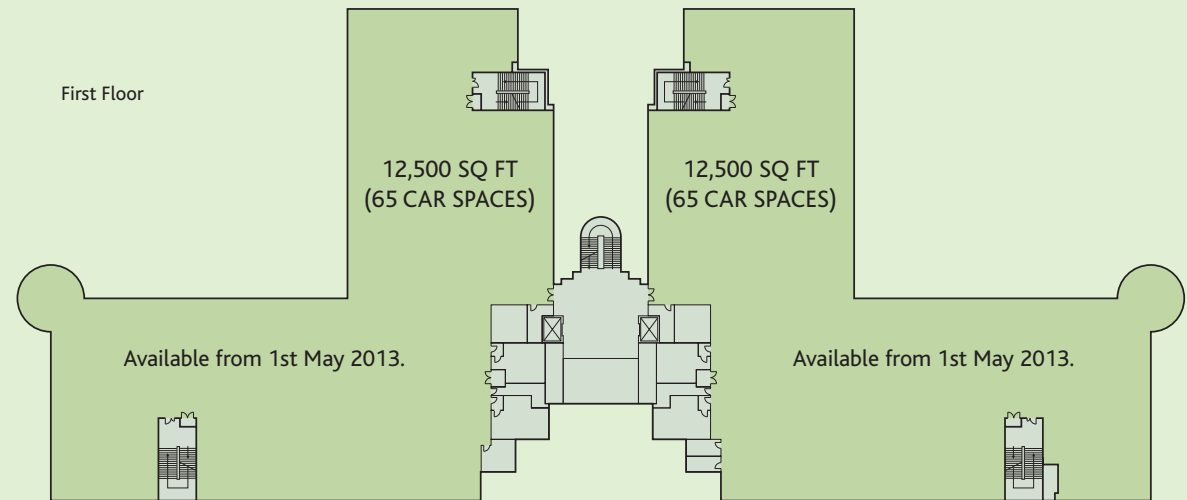
The first and second floors are subject to 3 leases. Details shown on floor plans.



Specification

The building has undergone a substantial refurbishment of the common parts and will provide the following:

- Central, full height atrium
- VAV air-conditioning
- Full access raised floors
- Suspended ceilings
- Two 10-person passenger lifts serve all floors
- Up to 261 car park spaces available (1:191 sq ft)
- An additional 10 visitor/disabled spaces





500 Capability Green | Luton



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Misrepresentation Act. These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others, you should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.
Complied March 2013.

