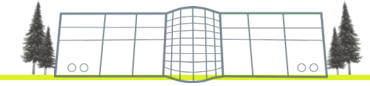


21,334 SQ FT (1,982 SQ M)



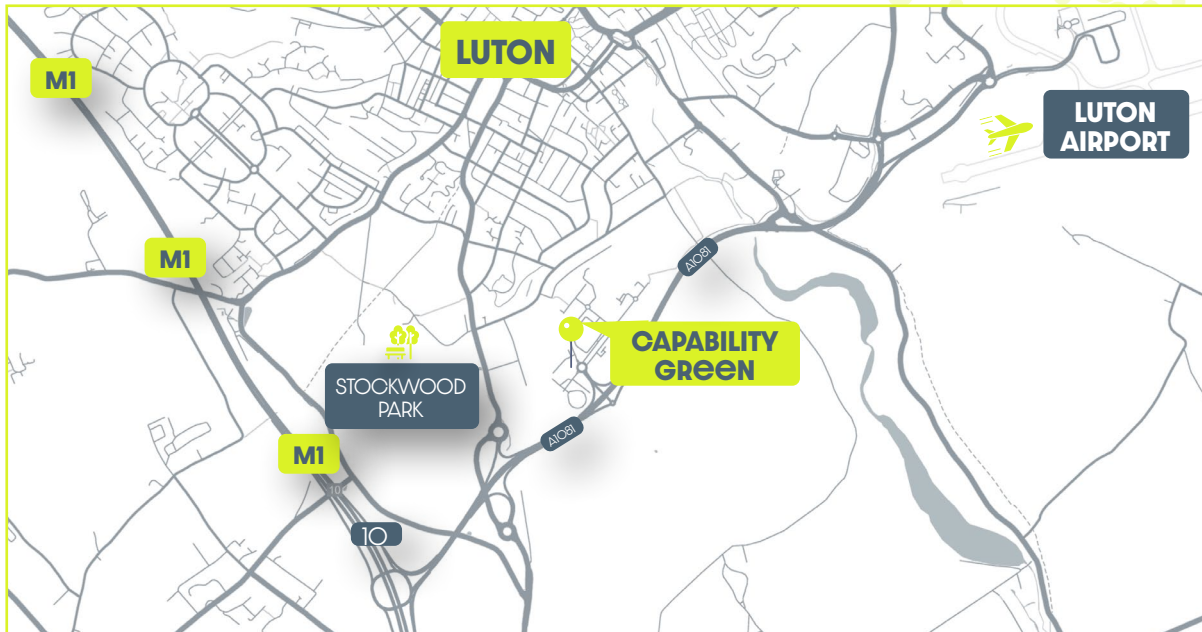
200 CAPABILITY GREEN
LUTON



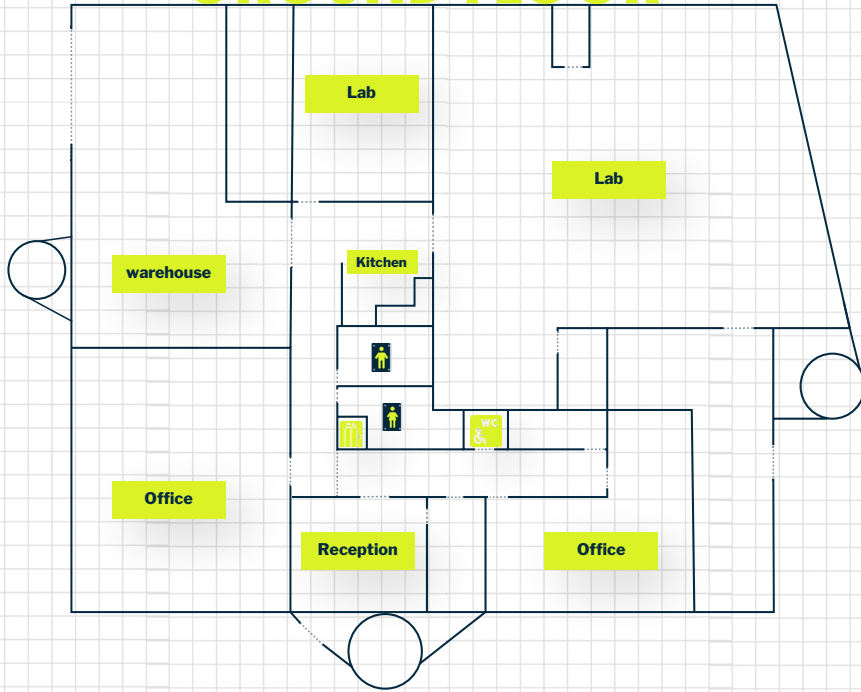
INTRODUCTION

This two-storey, detached Hybrid HQ property occupies a fully landscaped site of approximately 2.313 acres (0.93 hectares) providing an exceptional level of car parking, and plenty of outdoor space, to the entrance of the park. The building comprises 21,334 sq ft (1982 sq m) 200 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. The site lends itself to a variety of uses including redevelopment subject to the necessary planning consents being obtained. The property has a low coverage of 21 %.

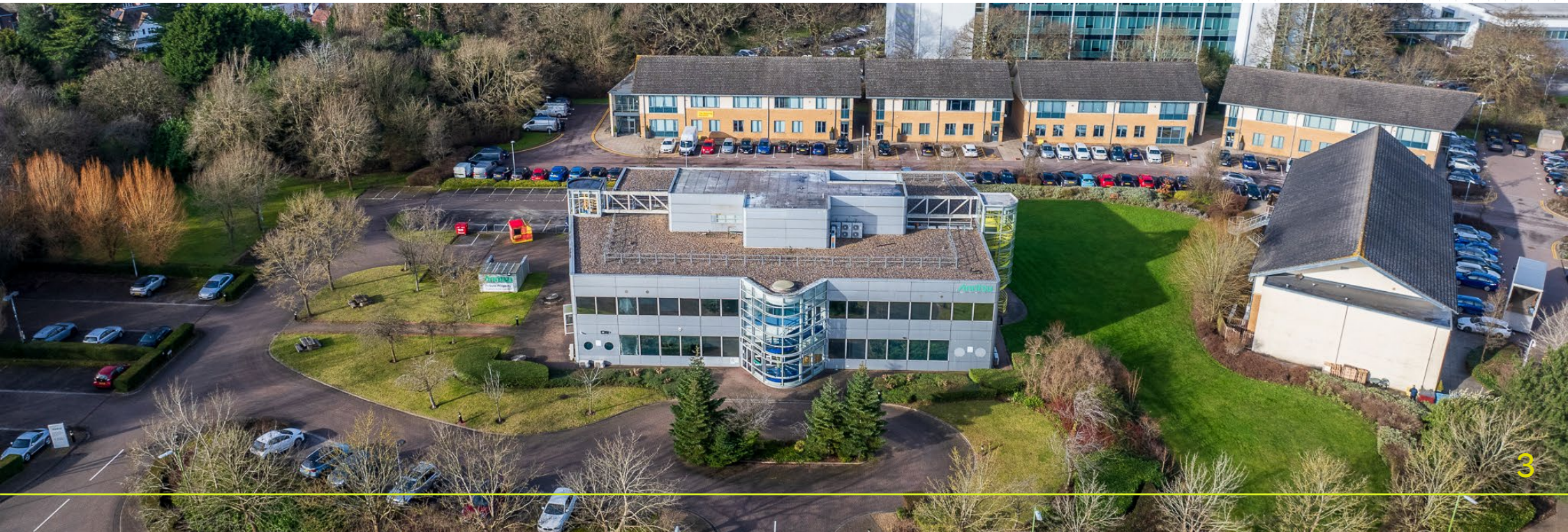
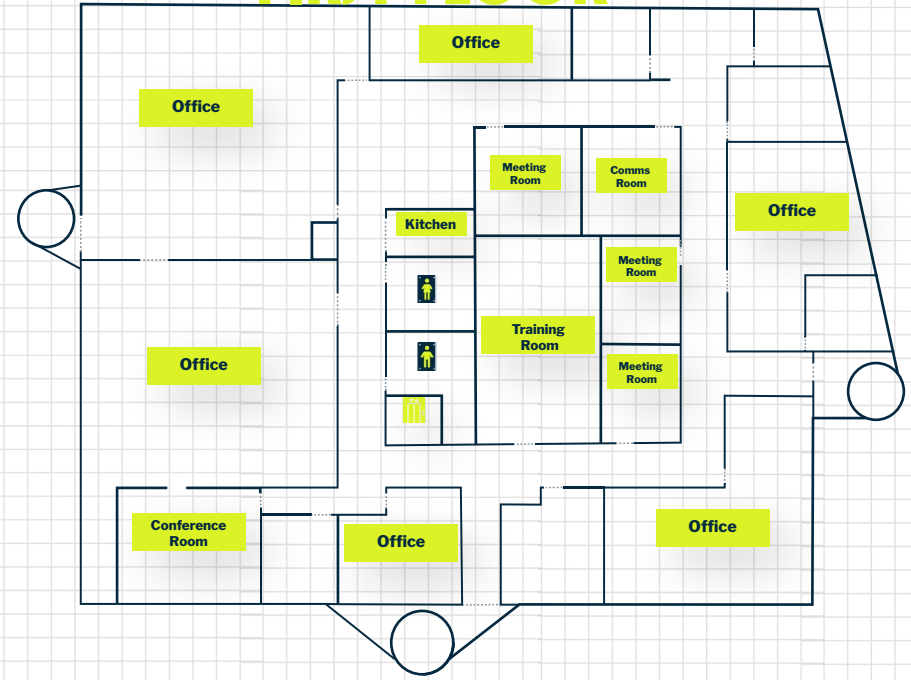
M1 (Jct 10)	5 miles
A5	1 mile
Luton Train Station	1.5 miles
London Luton Airport	1.5 miles

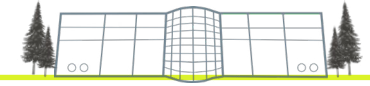


GROUND FLOOR



FIRST FLOOR





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



LARGE PLOT SIZE

PLENTY OF OUTDOOR SPACE

EXCELLENT PARKING

EXCELLENT COMMUNICATION LINKS

PRIME BUSINESS LOCATION

SUITS A VARIETY OF USES

FURTHER INFORMATION

EPC

TBC

Tenure

Freehold

Terms

POA

VAT

Applicable

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