

Capability Green, @ Jct I0A, MI



Tel: 0870 441 2222

Tailored Terms to Suit Your Needs...

Freehold

- Each building available to purchase on a 999 year long leasehold.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease terms available to suit your business needs.

VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.

Location

- Capability Green is just 2 minutes from Junction 10 of the M1 and only 10 miles from the M25, allowing immediate access to the nation's motorway network.
- Luton Parkway station is on the Thameslink line providing direct links into King's Cross, Farringdon and Moorgate station in the City of London. The service accesses Cambridge to the North and Kings Cross and Brighton to the south..
- Luton's new airport terminal boasts an increasingly long list of business locations while Heathrow and Gatwick Airports are easy to get to via the M25 and the Thameslink rail service respectively.

Distances

Junction 10 M1	1 Mile
West End	32 Miles
M25	11 Miles
Milton Keynes	24 Miles
Watford	17 Miles
Luton Airport	2 Miles
Heathrow Airport	35 Miles
Birmingham	89 Miles



at... Capability Green

@ JCT 10A, M1

Other Occupiers

- Pivotal
- Barclays Bank
- Rexam Ltd
- Anritsu Ltd
- Ernst & Young
- Siemens Plc
- Interbrew
- Regus
- Astra Zeneca
- Jigsaw Day Nursery
- David Lloyd Fitness
- Corporate Services Group Ltd



A Development By:

Agents:



James Houlston



Simon Glenn & Andrew Willcock



Mark Routledge & Ben Crean

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comes to...

Capability Green

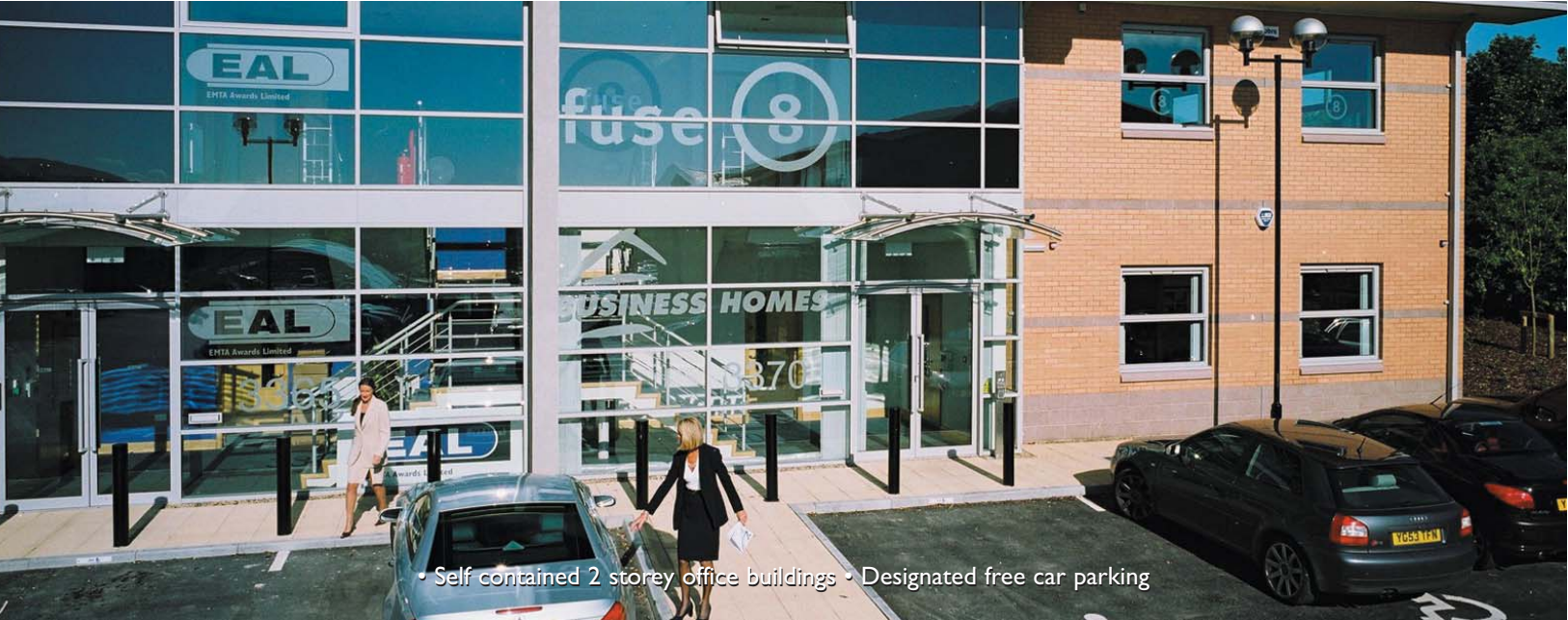
@ JCT 10A, MI



For Sale/To Let - Self contained two storey offices

from **1,250 ft²** (116 m²) to **6,000 ft²** (557 m²)

www.businesshomes.co.uk



• Self contained 2 storey office buildings • Designated free car parking

Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



• Each floor self contained • Buildings from 1,250 ft² - 6,000 ft² • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

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Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Full accessed raised floors



Male & female w.c's on each floor



Air conditioning as standard (comfort conditioning)

Finished to a Market Leading Specification



Tailor made telecommunications and connectivity to suit



Fully 'Disability Discrimination Act' compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service is available

All photos are indicative.



at... **Capability
Green**

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