percival house

LONDON LUTON AIRPORT

Grade A office accommodation to let from 3,388 sq.ft. to 24,367 sq.ft.
Percival House has undergone a comprehensive refurbishment to provide 36,900 sq.ft of Grade A office accommodation. It is flexible enough to provide floorspace from 3,388 sq.ft up to 24,367 sq.ft. The building boasts both excellent energy efficient features and car parking ratios.

Ideally located next to London Luton Airport, with excellent public transport access, occupiers are well positioned to take advantage of the wider transport improvements taking place at the Airport.

**SPECIFICATION**

- Floor to ceiling height: 2.7m
- Fully raised access floors
- Occupancy density: 1:7.5 SQ M
- 147 car spaces (1:251 SQFT)
- 10 electric car charging points
- 16 secure cycle spaces
- Manned reception
- Shower facilities
- EPC B rating
- Sustainable features
- VRF air conditioning
- LED lighting
- CCTV monitored site
- Secured access system
- Archive storage available
The office accommodation is over three levels with additional storage on the third floor. Designed and repositioned with flexibility in mind, the floors can be occupied as a whole or within smaller suites on the lower levels.

**IPMS3 Schedule**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Let to London Luton Airport Operations Limited</th>
<th>Square Feet (sq.ft)</th>
<th>Square Meters (sq.m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Floor Unit 5</td>
<td></td>
<td>4,988 sq.ft.</td>
<td>463 sq.m.</td>
</tr>
<tr>
<td>First Floor Unit 4</td>
<td></td>
<td>7,613 sq.ft.</td>
<td>707 sq.m.</td>
</tr>
<tr>
<td>First Floor Total</td>
<td></td>
<td>12,601 sq.ft.</td>
<td>1,170 sq.m.</td>
</tr>
<tr>
<td>Ground Floor Unit 3</td>
<td></td>
<td>4,986 sq.ft.</td>
<td>463 sq.m.</td>
</tr>
<tr>
<td>Ground Floor Unit 2</td>
<td></td>
<td>3,388 sq.ft.</td>
<td>314 sq.m.</td>
</tr>
<tr>
<td>Ground Floor Unit 1</td>
<td></td>
<td>3,392 sq.ft.</td>
<td>315 sq.m.</td>
</tr>
<tr>
<td>Ground Floor Total</td>
<td></td>
<td>11,766 sq.ft.</td>
<td>1,092 sq.m.</td>
</tr>
<tr>
<td>Office Total</td>
<td></td>
<td>24,367 sq.ft.</td>
<td>2,262 sq.m.</td>
</tr>
</tbody>
</table>

IPMS3 - in accordance with the guidelines as described in the RICS Property Measurement, 2nd Edition, January 2018
Luton is located 35 miles north of central London, just outside the M25 Motorway and to the east of Junction 10 of the M1 Motorway.

Over the last few years there have been road improvements to the M1 up to Junction 10, along with upgrading of the main access roads from the M1 to the airport itself. Luton has also benefitted from the opening of the new Junction 11A of the M1, providing immediate access to the A5.

Rail access is provided by Luton Parkway Station, located on the Thameslink line with courtesy buses shuttling passengers 1.1 miles (1.8 km) to and from the terminal. The journey time to London St Pancras is 24 minutes and London Blackfriars 43 minutes.

Percival House is situated on the main Luton Airport operational aviation site, to the north side of the main runway but is not ‘airside’. The building is situated on Prospect Way which is accessed off Percival Way. It is 0.3 miles to the north of the main access road, Airport Way, which is the dual carriageway leading to both the main passenger terminal and the M1 Motorway. The latter then connects to the wider UK motorway network.

Planned Airport Improvements

- Luton Airport has announced plans to invest a further £1.5bn to the airport, increasing flight destinations and passenger numbers from 18 million to 36-38 million per year.
- Luton Airport is the 5th largest and fastest growing airport in the UK.
- Construction is advanced on the Direct Air-Rail Transit (DART), a state of the art system to transfer passengers from Luton Parkway Station to Luton Airport in less than five minutes, and due for completion in 2021.

**Location & Distances**

**Airports**
- Heathrow: 34 miles
- City: 50 miles
- Stansted: 52 miles
- Gatwick: 71 miles

**Road**
- M1 (J10): 6 miles
- A1(M): 17 miles
- M25: 18 miles
- Milton Keynes: 26 miles
- London: 34 miles

**Rail**
- St Pancras London: 24 mins
- Bedford: 27 mins
- Kings Cross London: 48 mins

**Foot or Cycle**
- London Luton Airport Terminal: 0.5 miles
- Luton Parkway Train Station: 1.4 miles
- Luton Train Station: 2.1 miles
- Luton Town Centre: 2.4 miles
MISREPRESENTATION ACT

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