

TO LET




TheVillage

Great Marlings, Luton LU2 8DL



High quality offices
834 sq ft to 18,038 sq ft

thevillage-luton.com

The Village

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An environmentally responsible approach has shaped the design of The Village in order to create a comfortable and stimulating environment to help attract and retain staff.

The Village is a high quality campus-style office development located on the North East side of Luton. It fronts the A505 dual carriageway which provides quick and easy access to the A1(M) and the M1.

The Village comprises 7 two-storey office buildings offering small suites from 834 sq ft upwards to self contained buildings of 12,549 sq ft. The scheme benefits from ample on-site car parking.

Facilities include 24 hour guarded security and CCTV.

The Village has achieved a BREEAM 'Excellent' standard which incorporates the pioneering earth duct ventilation system.

Occupiers of the scheme include the University of Bedfordshire, Royal Bank of Scotland, Total Oil and Fuji Sonosite.

The Hilton Garden Inn, which is located adjacent to the scheme, is a 155 bedroom high quality business hotel with a business centre, restaurant, bar, fitness room, and 10 meeting rooms capable of holding up to 250 delegates.



Specification

- Full access raised floors
- LG7 compliant lighting
- Earth duct heating and cooling system
- Exposed concrete ceilings integral to Earth Duct system
- Automatic opening windows
- Full height glazing
- BREEAM 'Excellent' rating

Facilities

- Bicycle shelters
- 24 hour CCTV monitoring system
- Male, female WC's on each floor
- Shower facilities
- DDA compliant
- Recycling compounds

Building 210

Building	Floor	sq ft	sq m
210	G	834	77
210	1	4,655	432

Building 220 and 230

Building	Floor	sq ft	sq m
220	G	1,599	148
230	G	4,625	430
220	1	1,661	154
230	1	4,664	431



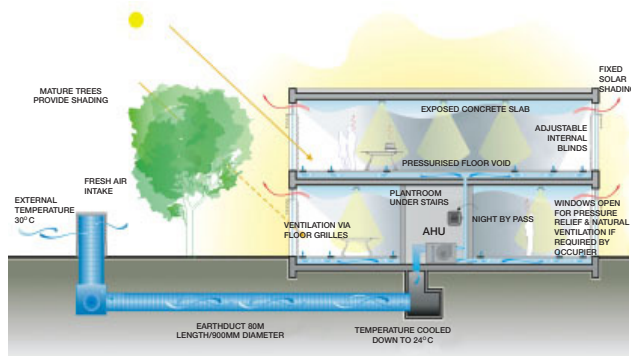
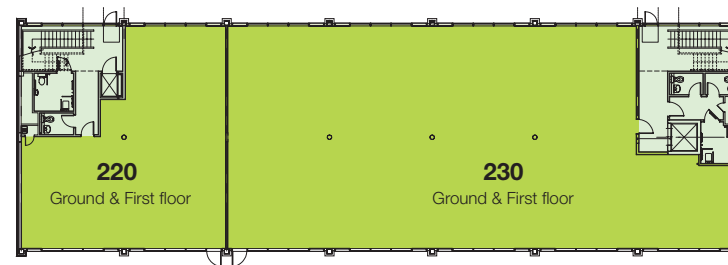
Environmental Credentials

The offices at The Village have an innovative under floor ventilation system which uses passive heating and cooling through buried earth ducts, which are predicted to reduce energy consumption by up to 75% compared to a standard air-conditioned office.

The system regulates air temperature and promotes excellent air quality.

The concrete earth ducts are buried one metre below the ground which is at a constant temperature. In the Summer, the earth will cool the air before it is introduced into the buildings. In Winter, the cold air is warmed up by the ground before passing over a small heating panel to bring it to room temperature.

The Village buildings should have a carbon footprint which is 20% of standard air conditioned out of town offices and they are the first of their kind in the UK.



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Location

Luton is located 33 miles North of Central London and is an important employment centre in the South East. It is home to occupiers such as Vauxhall Motors, AstraZeneca, Selex Systems, Whitbread & InBev UK to name but a few.

The Village is located to the north of Luton town centre at Great Marlings, just off the A505.

Road

The Village lies in close proximity to the A1(M) and M1 motorways which are 8 and 5 miles distant respectively.

Rail

Central London is only 26 minutes by train. There are regular Thameslink services to London St Pancras, Farringdon and Gatwick Airport as well as services to the Midlands and the North.

Air

Luton Luton Airport is one of the UK's fastest growing airports and the country's biggest base for private jet travel. The airport services over 80 national and international destinations including all major UK and European cities together with some intercontinental flights.

Communications

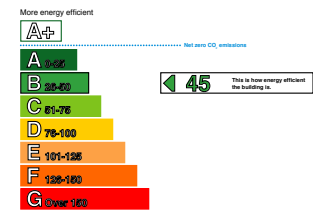
Luton Airport	4 miles
Luton Parkway Station	4 miles
M1	5 miles
A1(M)	8 miles
M25	14 miles
Heathrow Airport	37 miles

Source: AA Route Planner



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/lepd.

Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one:	45
Building environment:	Mixed mode with Natural Ventilation	Buildings similar to this one could have settings for:	27
Total useful floor area (m ²):	404	If newly built:	116
Building complexity (BCB level):	4	If typical of the existing stock:	116

The above EPC Certificate relates to Building 220. Other building EPCs are available via the website.

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Viewing

Strictly by appointment through the joint sole agents.

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