



Morton
House.

Learn • Create • Collaborate

Morton
House

A landmark historic building in Luton, architecturally transformed and re-imagined for modern flexible workspace requirements.



Welcome to Morton House

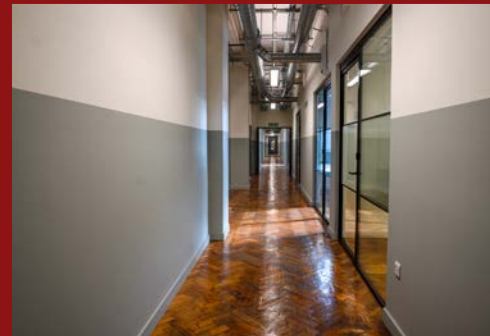
A landmark historic building in Luton, architecturally transformed and re-imagined for modern flexible workspace requirements.

Morton House is a brand-new development in Kimpton Road, Luton, providing beautiful space for all requirements. Whether you're looking for new company headquarters, or just want to rent meeting rooms and desks by the hour, Morton House has the flexible space you need.

The building was formerly the Vauxhall Motors K Block, and has now been refurbished by Luton Rising to provide the most stunning environment for working, meeting, learning, and creativity. The design is full of character, with a modern style that is also sympathetic to the unique features and history of the building.

You'll also benefit from excellent transport links, with train, bus, coach and plane connections all within minutes of the front door. There is not a better-connected site in Luton.

Morton House: a piece of Luton's history which can be home for your own bright future.



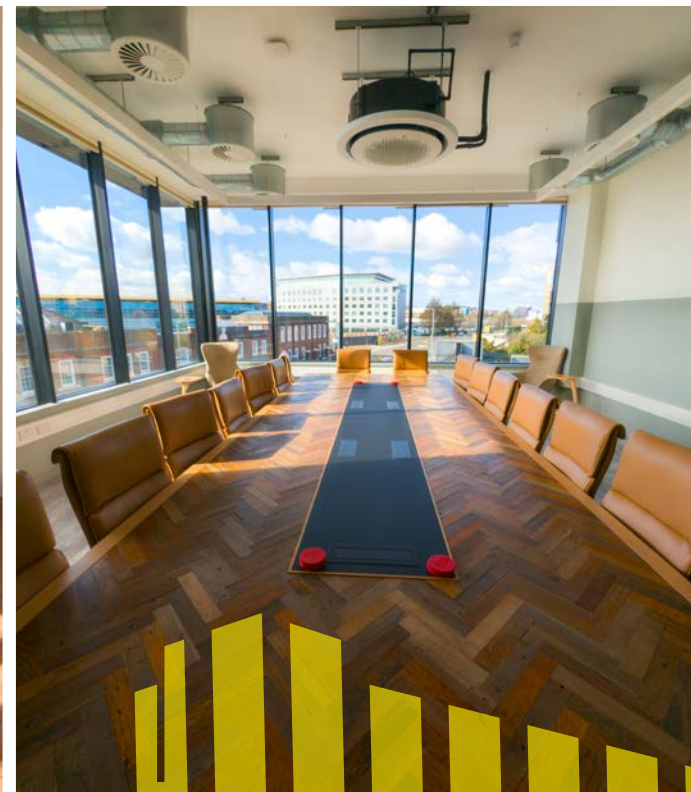
Facilities

There are a variety of suites available which can accommodate from 4 to 28 people. Each suite is fitted to a high specification with new sustainable furniture and with a fibre backbone to the building.

All-inclusive options ensure one easy payment to incorporate rent, business rates, internet, cleaning, shared meeting rooms and communal space.

Full list of building facilities include:

- Staffed reception area
- Car parking (including EV charging points)
- Low-carbon building with sensitive refurbishment and BREEAM Rating Good
- EPC Rating A
- Full disabled access
- On-site café
- Fully-furnished suites
- Meeting rooms/pods & training facility areas
- Shared, stocked kitchens
- Break out spaces
- Open 24/7
- WCs & fully-equipped showers including towels
- On-site security
- Reflection room
- Secure bike storage



Full disabled access



Car park



Open 24/7



Fully-furnished suites



EV charging points



Secure bike storage



Showers including towels



On-site cafe



Green credentials

The refurbishment of Morton House has been done with the environment in mind, installing sustainable measures in line with the BREEAM standards.

We have installed a number of significant measures to enhance the sustainability of the building, including:



Solar panels will supply some power to the building and any excess will be channelled back to the grid.



Triple-glazed windows not only keep the rooms quiet but keep them warm too, this is further enhanced by additional insulation in the walls.



LED lighting ensures the environment is comfortable users at all times of day and night.



Intelligent air conditioning keeps the building at a comfortable temperature without wasting energy.



All rainwater is harvested so not a drop is wasted.

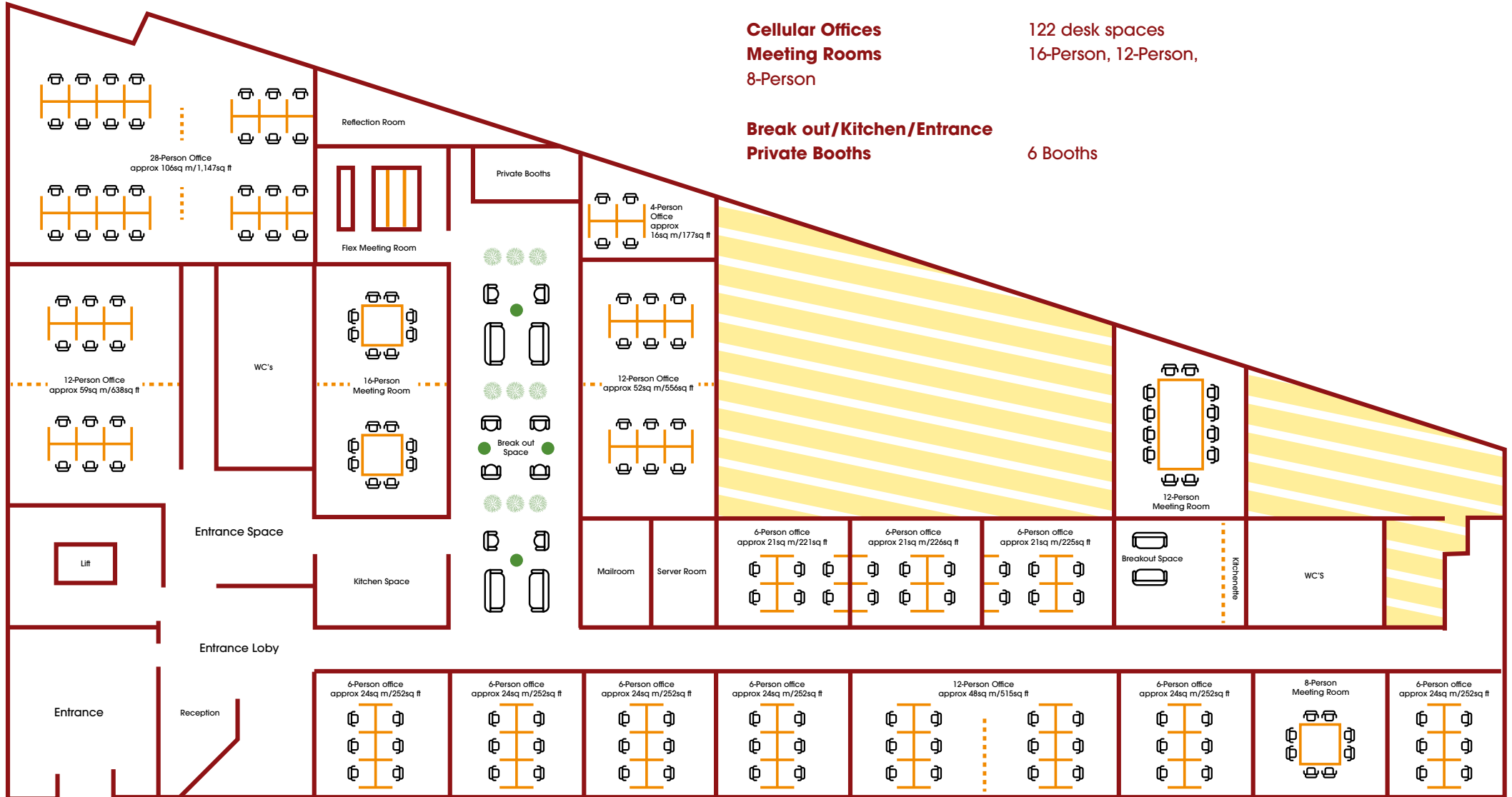


EV Charging points.



Ground floor

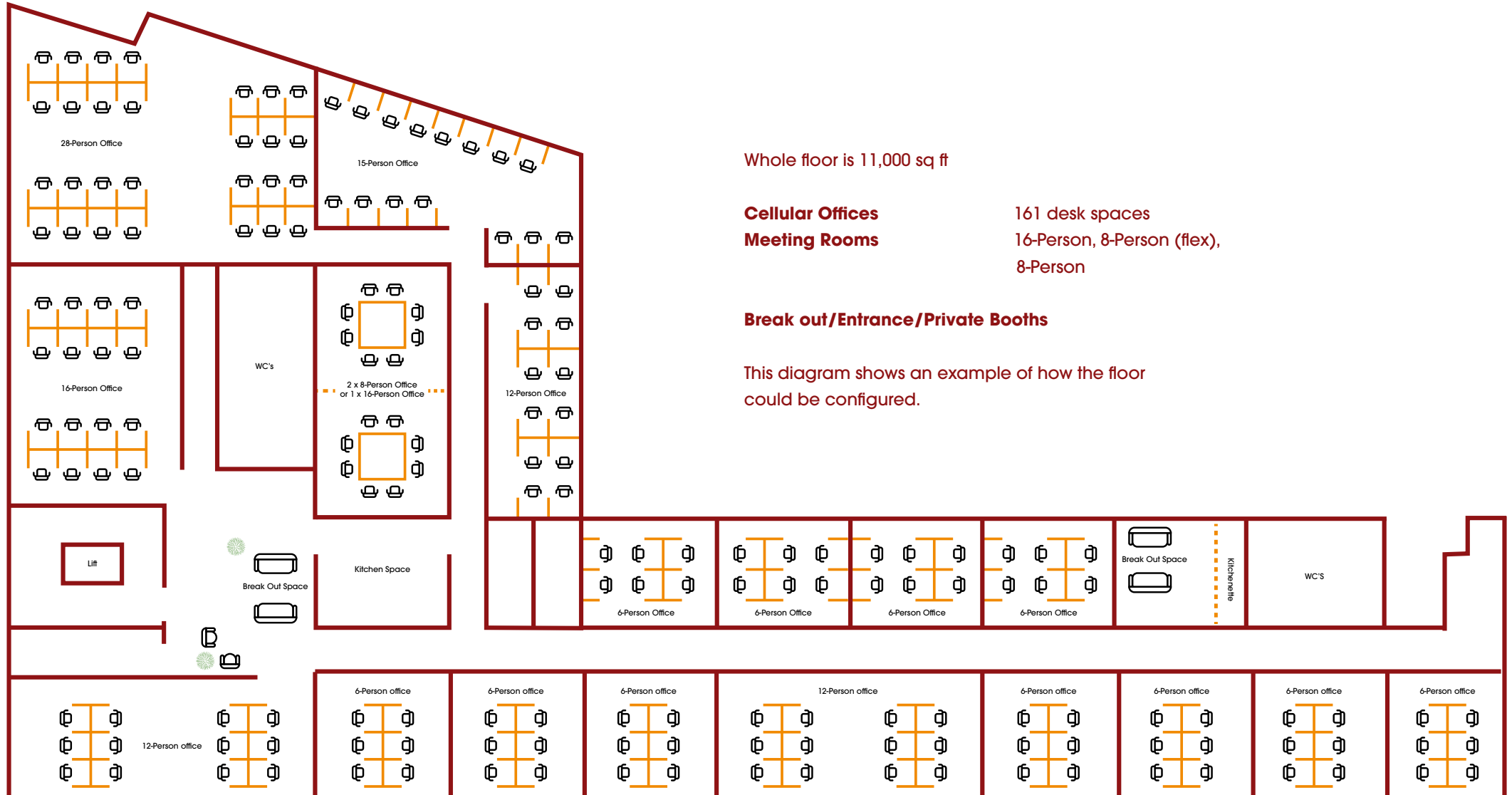
Flex space layouts and multiple space options available.
Flex spaces start from 260 sq ft, ideal for a 4-person office.



First floor

These floors have been refurbished to a high standard but have been left so you can design the final space to suit your needs.

All lighting, air conditioning and wiring has been completed.



Whole floor is 11,000 sq ft

Cellular Offices
Meeting Rooms

161 desk spaces
16-Person, 8-Person (flex),
8-Person

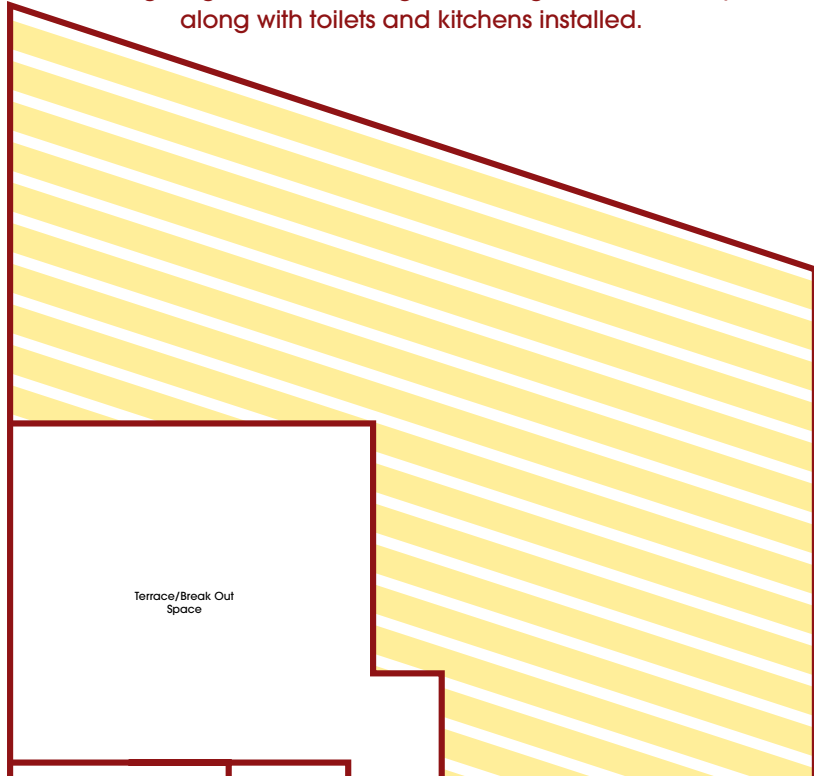
Break out/Entrance/Private Booths

This diagram shows an example of how the floor could be configured.

Second floor

These floors have been refurbished to a high standard but have been left so you can design the final space to suit your needs.

All lighting, air conditioning and wiring has been completed along with toilets and kitchens installed.



Lease spaces starting from 6,500 sq ft

Cellular Offices

1 CEO Office

Open Plan Office

40 desk spaces

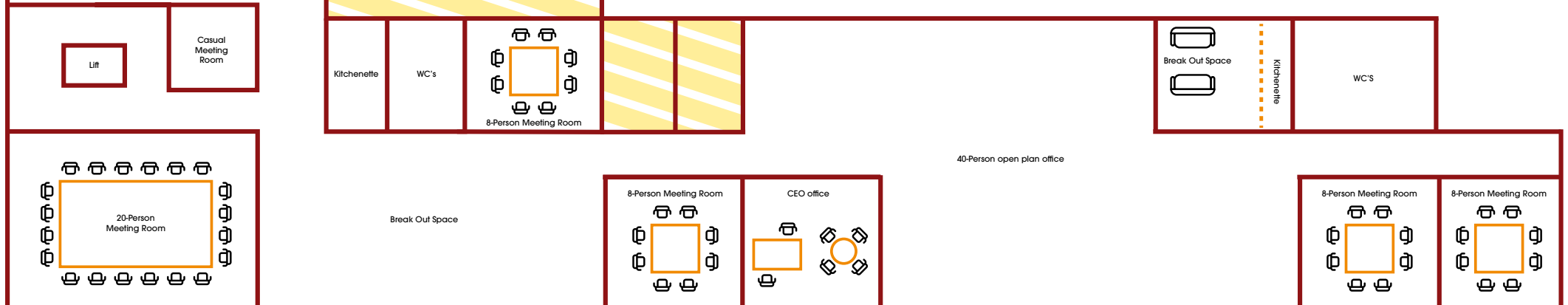
Meeting Rooms

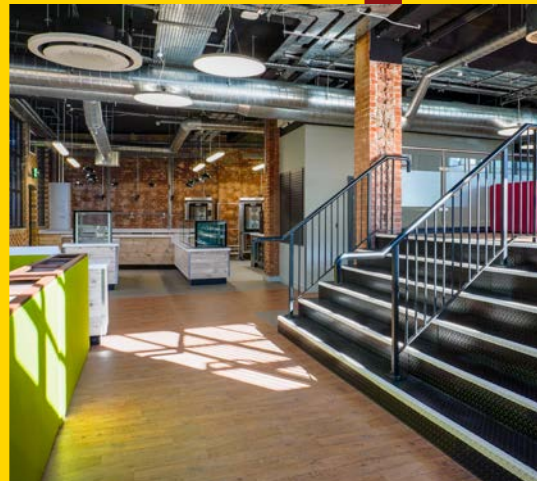
4 x 8 person meeting rooms
(could also be used as cellular offices)

(could also be used as cellular offices)

Break out/Kitchen/Entrance

This diagram shows an example of how the floor could be configured.







Location

Morton House is located on Kimpton Road, opposite Luton Airport Parkway, providing direct links to over 50 rail stations, and bus and coach routes pass right outside.



By foot

Luton Airport Parkway 4 minutes
Luton town centre 20 minutes



By train

Luton Airport 4 minutes
Luton 4 minutes
Bedford 17 minutes
Harpenden 6 minutes
St Albans 12 minutes
London St Pancras 32 minutes



By road

Luton town centre 1 mile
Luton Airport 1 mile
M1 (Junction 10) 2.6 miles
Harpenden 5.5 miles
Welwyn & A1(M) 11 miles
St Albans 11 miles
M25 (21A) 12.5 miles



Luton Rising

A Luton Rising development

Luton Rising is a local economic development company, which is focused on social purpose, and whose assets include London Luton Airport, the Luton DART and other commercial properties. The company is owned by a sole shareholder, Luton Council, for community benefit, not private shareholders. We make a major economic contribution to the local region and are proud to be owners of by far the most socially impactful airport in the country, supporting and improving lives across the communities we serve.

lutonrising.org.uk

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