



Morton
House.

Learn • Create • Collaborate

Flexible
Spaces



Morton
House

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

Opens
January
2025

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 disabled access



Car park



Open 24/7



Fully-furnished suites



EV charging points



Secure bike storage



Showers including towels



On-site cafe

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 B
- 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



Break out spaces



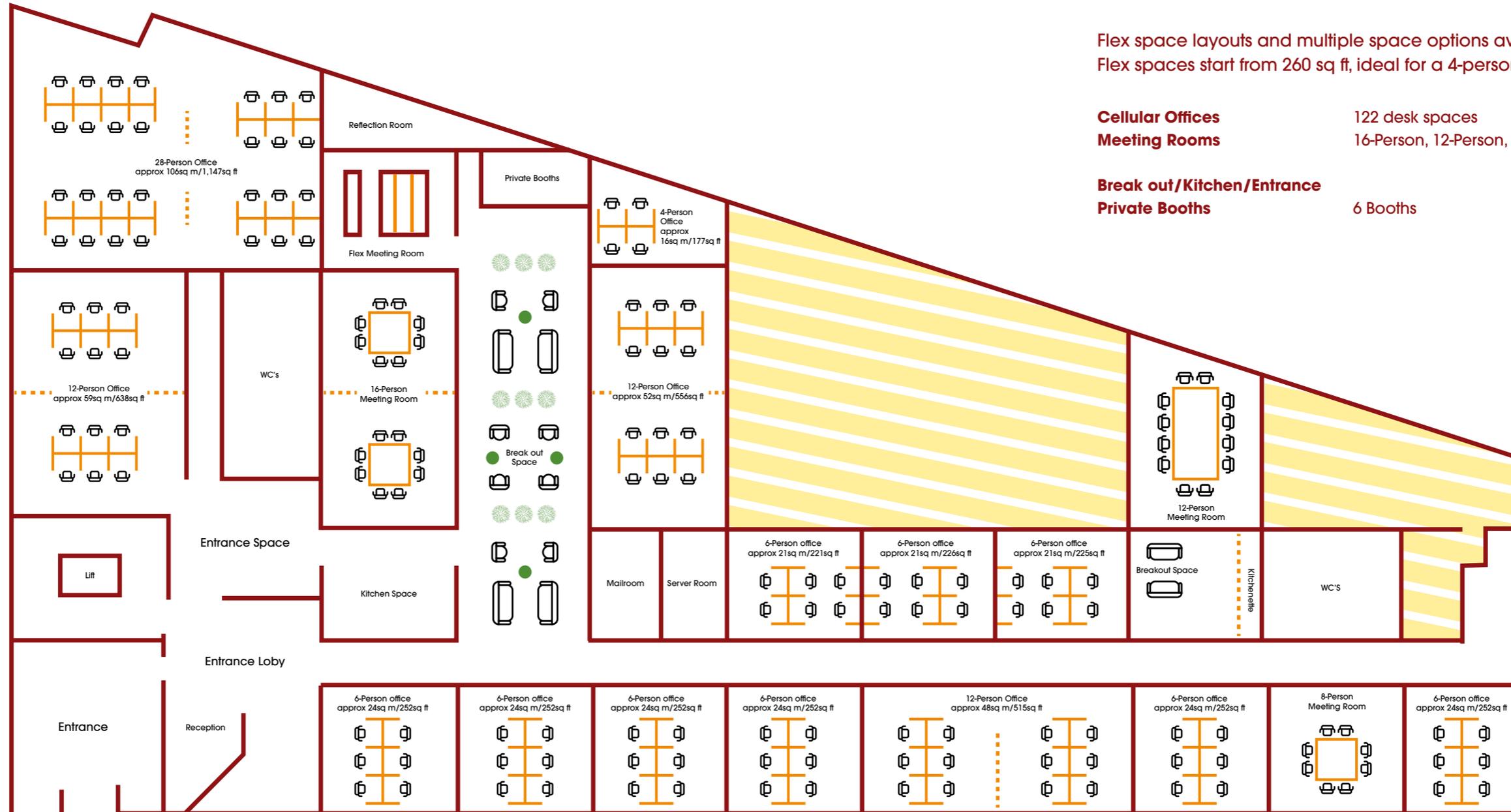
Meeting rooms

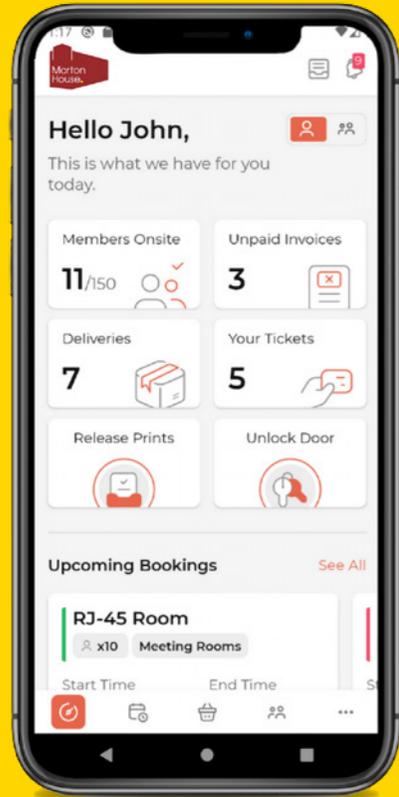
Morton House

Ground floor

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

Cellular Offices	122 desk spaces
Meeting Rooms	16-Person, 12-Person, 8-Person
Break out/Kitchen/Entrance	
Private Booths	6 Booths





Morton House Passport app

Your Passport is not just your key into the space, it is your key into the heart of your community.

The Morton House Passport app means you don't need a physical key – enter your workspace just by using your mobile phone. It's also the way into the Morton House community, allowing you to easily connect with your fellow tenants and keep in touch with the latest news about life in the building.

The Passport app also means that organising your workspace facilities couldn't be easier. Book a room, check your account balance and pay with just a couple of taps. The same for you to check your account balance and pay. You can also store documents relating to your workspace.

Morton House Passport: making your working life easier.



Café area



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

Transport links to Morton House



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.



All rainwater is harvested so not a drop is wasted.



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



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



EV Charging points.



Bob Morton



Morton House is named after local boy, Bob Morton, a legendary player for Luton Town Football Club. He made a club record 562 appearances, over 20 years, staying his whole career at the club.



Bob signed amateur forms for the Hatters as the Second World War drew to a close and then signed full-time in 1946. After making his debut in 1948 at centre-forward in a 1-0 win at West Ham, Bob never looked back and the only question mark in his long career was whether he was a better wing-half or forward.

His versatility doubtless cost him senior international honours, but whether he was stopping goals as a strong, tough-tackling defender or knocking them in at the other end, he never gave less than 100% and always played with a smile on his face.

After leaving Luton at the age of 38 in 1964, Bob became player-manager of Bletchley Town before enjoying 16 years with Luton Sports Press.

Our history

Whilst completely refurbished for the modern requirements of occupiers, the building has a rich heritage which has been preserved for future generations.



The Vauxhall Motor Company came to Luton in 1905. It needed to expand and chose a seven acre site in the town, beginning production in 1907. At its peak, 36,000 people were employed here. The building named Morton House today was called K Block.

Over the years K block had a wide variety of uses, it housed the Chroming area for bike frames and bumpers, it was an assembly line and radiator shop. The offices were used for tax offices, mail rooms, export offices for Bedford Trucks, sales office and typing pool, and in more recent times the marketing and sales offices and demonstration area.



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

For further information and viewing,
please contact letting agents:

S.R. Wood & Son
Est.1981
01582 401 221
www.srwood.co.uk

**>D Kirkby
Diamond**
01582 738866
www.kirkbydiamond.co.uk

33 Margaret Street
London W1G 0JD
savills.co.uk **savills**
020 7409 8779



Learn • Create • Collaborate

Morton House
21 Kimpton Road,
Luton LU2 0LA

mortonhouseluton.com