



Learn • Create • Collaborate

Lease
Spaces



Morton House

A landmark historic building in Luton, architecturally transformed and re-imagined to be your base in Luton.

**Opens
January
2025**

Welcome to Morton House

A landmark historic building in Luton, architecturally transformed and re-imagined to be your base in Luton.

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

Morton House has been refurbished to offer the highest specification and has a fantastic range of facilities making office life easy for your employees and guests.

With access to the communal areas, a wide range of different meeting room options and an on site cafe, basing your business at Morton House offers amazing benefits for you, your staff, your visitors and your organisation.



Full disabled access



Car park



Open 24/7



On-site security



EV charging points



Secure bike storage



Showers including towels



On-site café

Full list of building facilities include:

- Staffed reception area
- Allocated parking spaces (including EV charging points)
- Low-carbon building with sensitive refurbishment and BREEM Rating Good
- EPC Rating B
- Full disabled access
- On-site café
- 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

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.

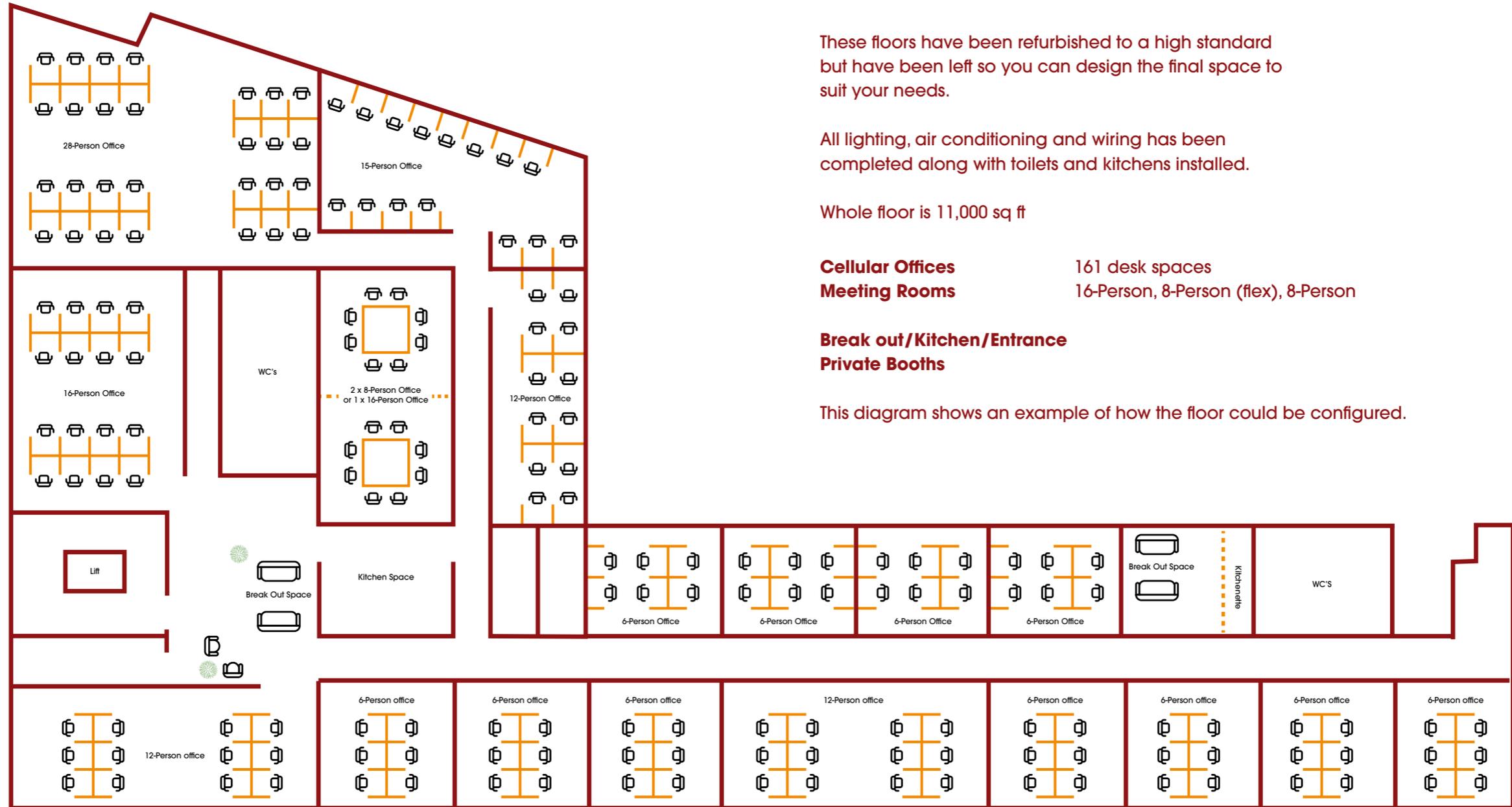
All lighting, air conditioning and wiring has been completed along with toilets and kitchens installed.

Whole floor is 11,000 sq ft

Cellular Offices 161 desk spaces
Meeting Rooms 16-Person, 8-Person (flex), 8-Person

Break out/Kitchen/Entrance
Private Booths

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



Morton House

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.

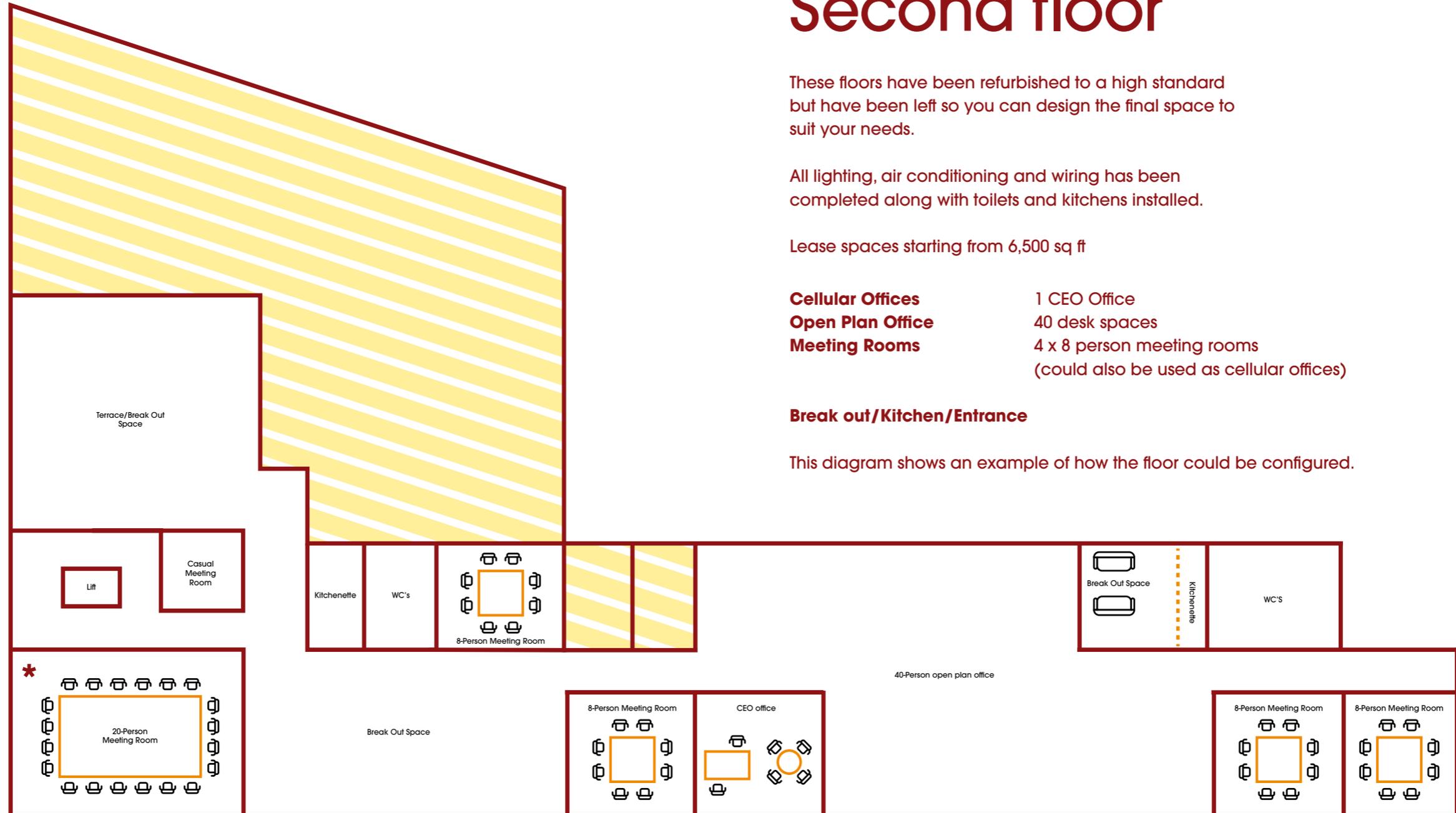
All lighting, air conditioning and wiring has been completed along with toilets and kitchens installed.

Lease spaces starting from 6,500 sq ft

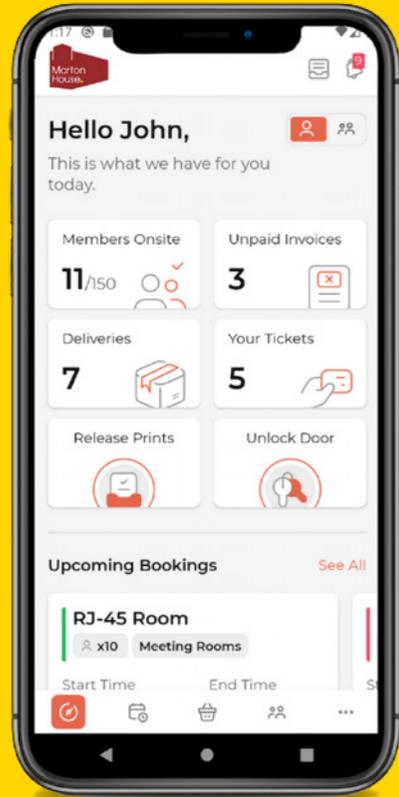
Cellular Offices	1 CEO Office
Open Plan Office	40 desk spaces
Meeting Rooms	4 x 8 person meeting rooms (could also be used as cellular offices)

Break out/Kitchen/Entrance

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



*The 20-person meeting room is not included in the rental for the second floor but is available for hire separately



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

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