

PLANNING GRANTED

A new industrial/
warehouse development
offering units from
3,864 sqft to 16,994 sqft



BUTTERFIELD

BUSINESS PARK | LUTON

POSTCODE LU28DD

COMING SOON




AVAILABLE FREEHOLD | LEASEHOLD

butterfieldbusinesspark.co.uk

Butterfield Business Park holds a prime location on the A505 with strong rail, road and air links throughout the UK.

CONNECTIONS

The park offers rapid access to the UK motorway and rail networks and is only an hour's travel time to all London airports.

<p>Road </p> <p>M1 Motorway 5 miles A1(M) Motorway 8 miles M25 Motorway 18 miles Central London 33 miles Birmingham 90 miles</p>	<p>Sea </p> <p>London Gateway 1 hour 25 mins Port of Tilbury 1 hour 20 mins Felixstowe 2 hours Dover 2 hours 25 mins</p>	<p>Air </p> <p>The park is situated four miles from London Luton Airport, offering regular domestic and international flights to a wide range of destinations, and is within 40 miles of London Heathrow, Gatwick, City and Stansted.</p>
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The Park comprises 250,000 sq ft of high quality commercial buildings including an Innovation Centre, Business Village and 155-bedroom Hilton Garden Inn.

SCHEME AND UNIT BENEFITS

Each unit (ranging from 3,864 – 16,994 sq ft) is available on a freehold or leasehold basis and will benefit from:

- Planning use for B1(c), B2 & B8
- 24 hour access, 7 days a week
- Single bay portal frame
- 6-8m clear internal height
- Floor loading of 30kn/M2
- First floor fitted offices
- Allocated parking
- Cycle racks
- Good BREEAM rating
- Flexibility to combine units

SCHEDULE OF ACCOMMODATION

	Ground Floor warehouse / production and ancillary		First Floor ancillary offices		Total GIA	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
Unit 1	12,314	1,144	1,905	177	15,000	1,393
Unit 2a	7,072	657	969	90	8,385	779
Unit 2b	7,072	657	969	90	8,385	779
Unit 3	14,456	1,343	2,032	189	16,994	1,579
Unit 4a	9,515	884	1,076	100	10,979	1,020
Unit 4b	3,800	353	0	0	3,864	359
Unit 4c	4,704	437	506	47	5,490	510
Unit 4d	3,800	353	0	0	3,864	359
Unit 4e	3,800	353	0	0	3,864	359
Unit 4f	4,704	437	506	47	5,490	510

CONTACT US

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