

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](http://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.



**M1 Motorway** 5 miles  
**A1(M) Motorway** 8 miles  
**M25 Motorway** 18 miles  
**Central London** 33 miles  
**Birmingham** 90 miles



**London Gateway** 1 hour 25 mins  
**Port of Tilbury** 1 hour 20 mins  
**Felixstowe** 2 hours  
**Dover** 2 hours 25 mins



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**.

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

For further information, please contact the agents:

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DEVELOPMENTS

