



# Butterfield

Business Park | Luton



High quality business space available within an attractive parkland setting

# Butterfield Business Park

## Working with you to develop your future

"With Henry Boot having taken over promotion of Butterfield Business Park, this provides a new thrust in delivering the second generation of development and builds on the highly sustainable first stage which includes the Business and Innovation Centre. The fact that it is a parkland setting, providing enhanced bio-diversity with buildings designed to meet the highest levels of sustainability sets new standards in a business park."

**Councillor Timoney**  
Portfolio Holder for Regeneration Luton Borough Council



Set within 83 acres, Butterfield has planning consent for approximately one million sq ft of low rise buildings. Phase 1 has seen the completion of approximately 250,000 sq ft of high quality commercial buildings including an Innovation Centre, Business Village and 155-bedroom Hilton Garden Inn.

The design of the Park itself creates a calm, comfortable and stimulating environment, which will inspire your team and support the effective operation of your business.

Luton Borough Council support the development of Butterfield Business Park as the premier location for the further provision of high quality business space for Luton and the wider area.



# Welcome to Luton: an established location for business

Luton is an established commercial and employment centre within the county of Bedfordshire, located 33 miles (53 km) north of London. The town has a population of 240,000 people and is home to Bedfordshire University which has 24,000 students and boasts some of the top Vocational degree courses in Health, Nursing and Midwifery, as well as Business Studies, Electronic Engineering and Telecommunications. The town has an above average population growth forecast over the next five years and the two hour travel to work catchment area has a population of 23 million.

Luton's robust economy and employment market is home to a number of major corporate occupiers including General Motors, AstraZeneca, Selex Systems, Ernst & Young, TUI, EasyJet, GKN and Eaton Power. Recent international investment has allowed the town to adapt from a reliance on the car industry to a strong, balanced economy.



### Rail

- Luton Mainline Station 3 miles
- Luton Airport Parkway 4 miles
- London St Pancras 23 minutes
- Farringdon 35 minutes
- Gatwick Airport 64 minutes
- Birmingham 144 minutes

### Road

Butterfield fronts the A505 and benefits from rapid access to the M1 and A1(M). The Park is perfectly placed for access to central London, the South East, the Midlands and the North of England.

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

### Air

London Luton Airport, one of the UK's fastest growing airports, has regular scheduled and charter flights to a wide range of domestic and international destinations.

- London Luton Airport 4 miles
- London Heathrow 36 miles
- Stansted Airport 39 miles



Luton's largest economic asset is London Luton Airport. With 10.5 million passengers using the airport last year, it is the UK's fifth busiest airport behind Heathrow, Gatwick, Stansted and Manchester. The airport employs over 8,000 staff and plans to increase its capacity from the current level of 12 million passengers per year to 18 million by 2026 through the redesigning of the terminal and major upgrades to transport links. Luton Airport connects with all the major cities in Europe and the world including New York, Paris, Frankfurt and Brussels.



## Butterfield and Luton Borough Council

Butterfield is recognised in the Borough Council's investment framework paper, setting out their long term vision for the town as a key employment zone. It is such creative vision which has facilitated the successful completion of more than £1 billion of private and external investment for the area including:-

- £30 million improvement to the M1 Junction 10a, improving traffic flow.
- Completion of the town's inner ring road, further promoting easy access to the motorway.
- Sign off for £105 million private investment in the management company for the airport, London Luton Airport Ltd.



*"Luton is a thriving regional town, proud of its heritage, with a strategic location which presents opportunities for business that are very economically competitive. Luton has a track record of success and is ambitious for its future; cross-sector investment and partnerships such as the relationship with Henry Boot on the Butterfield scheme will be critical to our ability to capture the benefits that these opportunities provide for Luton."*

**Councillor Hazel Simmons** Leader of Luton Borough Council

# Butterfield Master Plan

Occupiers considering Butterfield as a new location will have the opportunity to obtain a facility of considerable size in a key transformational town within the South East region.

The site extends to 83 acres and has a planning consent for approximately 1m sq ft of high quality business space. The site is accessed from the main spine road, off the A505 Hitchin Road into the estate, providing a selection of plot sizes to accommodate buildings from 10,000 sq ft to 500,000 sq ft.

Phase 1 extends to 250,000 sq ft of accommodation to include the Hilton Hotel, Basepoint Office Centre, The Office Village and UK Head Office for Measurement Technology Ltd (part of Eaton).

Bespoke plot and building drawings can be provided on request to meet your exact requirements.



# Lifestyle: an all encompassing environment for business and leisure

Butterfield benefits from the best that Luton and the surrounding countryside has to offer. Its greenfield location offers footpaths, cycle ways and local country pubs, whilst an abundance of restaurants, bars and amenities can be found just ten minutes away in Luton's town centre. The Mall shopping centre can also be found here, and following recent regeneration, it provides extensive and contemporary shopping to the Luton catchment. Leisure facilities are also on offer nearby. The Luton Hoo is a spectacular 5 star hotel situated in close proximity to the Park, providing golf courses and spa facilities in addition to a stunning setting for business engagements.

The University of Bedfordshire's £46 million redevelopment project is now well underway, striving to provide a state-of-the art, seven storey library for the campus. The university has a strong record of proactive support for business in Luton, working with employers across a wide range of activities including aviation, manufacturing, engineering and the creative industries.



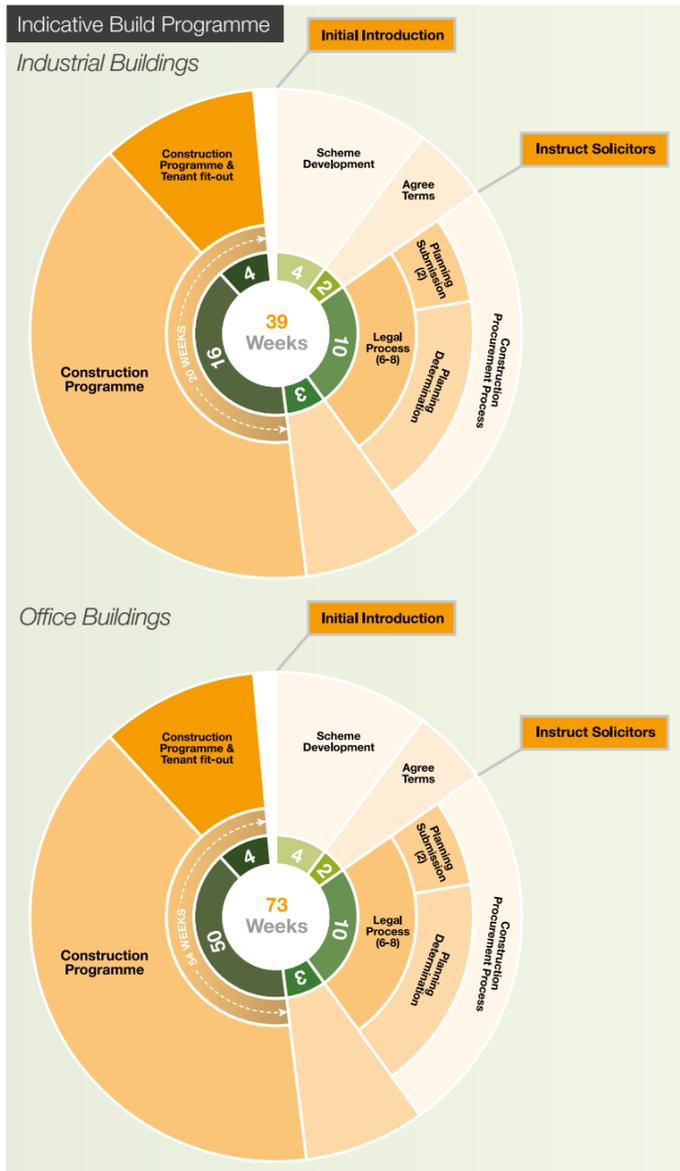
# Deliverability and flexibility for your business

There is often a misconception that D&B comes with a financial premium and a significant delivery timescale, but this is certainly not the case at Butterfield in Luton.

Henry Boot Developments has a wealth of experience assisted by a specialist design team, to ensure the occupational requirements are fully interpreted into the design whilst maintaining a close control over the delivery cost. The key attraction offered by D&B is design flexibility with many occupiers opting to future proof the design by enabling the building to be extended easily in the future.

Sustainability is a major consideration, as with all buildings Henry Boot deliver, but as part of the D&B process there is the option to enhance the buildings 'green credentials' even further. Specialist consultants will work with an occupier to explore the various options to satisfy the requirement.

Henry Boot Developments' ability to fund all their projects from internal resources is key to guaranteeing delivery programmes and gives occupiers peace of mind that third party decisions will not influence delivery timescales. Buildings can be provided on freehold or leasehold terms, or on a lease with an option to purchase. Furthermore, with phase 1 infrastructure in place, Butterfield offers one of the quickest delivery programmes for a design and build unit in the market.



# Henry Boot Developments

One of the UK's leading and long-standing land, property and construction companies.



Great Bear, Markham Vale

Henry Boot Developments Limited is the specialist property development arm of the Henry Boot Group of Companies which was founded in 1886. Today, Henry Boot Developments is established as a leading force in the UK property development market, operating from its five regional offices located in Sheffield, London, Bristol, Manchester and Glasgow.

Our projects are funded using internal resources without the need to rely on any third party borrowing. Whether it's a bespoke factory unit or a city office development we work closely alongside occupiers to deliver developments that are on time, on budget and meet the needs of each individual business.

*"Luton is superbly situated just to the north of London with great transport links and Butterfield Business Park enables a diverse range of businesses to immediately benefit from its nationally strategic location and competitive cost base within a dynamic local economy."*

**David Anderson**  
Managing Director  
Henry Boot Developments Limited

The key to the company's success is its ability to deliver complex projects and secure substantial inward investment and employment opportunities. Some of our current and completed projects include:

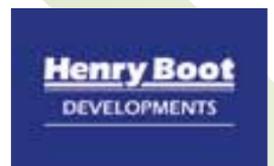
- **Great Bear, Markham Vale** Circa 480,000 sq. ft. purpose designed warehouse which is due to be completed in Spring 2016.
- **Atkins, Epsom** Circa 80,000 sq. ft. office headquarters due for completion at the end of 2017.
- **Atkins, Whitehaven** Circa 20,000 sq. ft. regional office. Full Category B fitout completed May 2015.
- **Gold Alloys, Markham Vale** Circa 50,000 sq. ft. of manufacturing, warehouse and office space completed at the end 2014.
- **Inspirepac, Markham Vale** Circa 100,000 sq. ft. of high tech printing and manufacturing space.
- **Markham Vale North** Launched in 2015 and comprises over 70 acres of employment land with numerous design and build opportunities.



Atkins, Whitehaven



Inspirepac under construction



butterfieldbusinesspark.co.uk



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[www.lsh.co.uk](http://www.lsh.co.uk)



**020 3296 2000**  
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