



Butterfield
Business Park | Luton

A new industrial/
warehouse development
offering units from
3,901 sq ft to 16,985 sq ft

AVAILABLE FREEHOLD | LEASEHOLD

The
Quad




Units available
from June 2019

www.butterfieldbusinesspark.co.uk

The Quad at Butterfield Business Park is only 5 miles from Junction 10 of the M1.

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 90 mins of London Heathrow, Gatwick, City and Stansted.</p>
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Schedule of Accommodation

	Total GIA		Ground Floor warehouse /production and ancillary	First Floor ancillary offices	Car Spaces
	sq ft	sq m	sq ft	sq ft	
Unit 1	14,960	1,389.8	UNDER OFFER		
Unit 2a	8,417	782.0	7,069	1,348	16
Unit 2b	8,417	782.0	7,069	1,348	16
Unit 3	16,985	1,577.9	14,450	2,535	29
Unit 4a	11,015	1,023.3	9,546	1,469	21
Unit 4b	3,901	362.5	3,901	0	5
Unit 4c	5,521	512.9	4,712	808	6
Unit 4d	3,901	362.4	3,901	0	6
Unit 4e	3,901	362.4	3,901	0	6
Unit 4f	5,493	510.3	4,686	807	6

Contact us

For further information, please contact the agents:

Lambert Smith Hampton
01727834234

adroit
REAL ESTATE ADVISORS
01582 320009
adroitrealestate.co.uk

CUSHMAN & WAKEFIELD
020 3296 2000
cushmanwakefield.co.uk

Mark Gill
mgill@lsh.co.uk

Lloyd Spencer
lspencer@adroitrealestate.co.uk

Tunde Adegbemile
tunde.adegbemile@cushwake.com

A development by:

Henry Boot
DEVELOPMENTS

Dan Jackson
djackson@adroitrealestate.co.uk

Harry Gibson
harry.gibson@cushwake.com

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