



Butterfield
Business Park | Luton

The
Quad
Phase 2

Five new industrial units
from 10,000 to 25,000 sq ft

Planning secured

**Anticipated completion
Q4 2021**

AVAILABLE FREEHOLD | LEASEHOLD

A development by:

H B D

Butterfield Business Park is only 5 miles from Junction 10 of the M1 and 4 miles from London Luton Airport

Schedule of Accommodation	Ground Floor warehouse /production and ancillary	First Floor ancillary offices	Car Parking Spaces	Loading Doors
	sq ft	sq ft	No. per unit	No. per unit
Unit 5	12,658	1,200	16	2
Unit 6	26,059	2,500	41	2
Unit 7a	15,661	1,500	20	2
Unit 7b	10,527	1,000	18	1
Unit 8	20,892	2,000	34	2

Specification



Fully fitted offices with cooling



129 parking spaces and cycling facilities



Suspended ceiling and LED lighting to offices



Solar panels



Secure enclosed yards



Electric roller shutter



10m eaves height



Target EPC Rating - A



30kn / sqm floor loading



Mains gas supply



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Tour completed units 1 - 4 in 360° by visiting:
butterfieldbusinesspark.co.uk/the-park

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