

TO LET

High Quality Industrial / Warehouse Unit
978.3 sqm / 10,527 sq ft



UNIT 7B THE QUAD
BUTTERFIELD BUSINESS PARK LUTON LU2 8EF

*PHOTO OF WHEN THE PROPERTY WAS BUILT



ACCOMMODATION	SQ FT	SQ M
Ground floor Warehouse / production & ancillary	9,407	874.3
First floor office	1,120	104.0
Total	10,527	978.3

GEA areas taken off plan / subject to final measurement

*PHOTO OF WHEN THE PROPERTY WAS BUILT



DESCRIPTION

Having been constructed in 2022, the subject property comprises a high quality semi detached industrial unit of steel portal frame construction with metal clad elevations beneath a pitched roof.

There are rooflights throughout the warehouse accommodation, LED lights along with solar panels and one electric level access loading door which will be 4.0m (w) x 5.0m (h).

Internally, the unit benefits from Grade A office space including: carpet floor covering, LED lighting, Fire Alarm and W/C provisions.

Externally, the yard provides 18 parking spaces including 1 disabled parking space and 2 EV Charging points. In addition there is motorcycle parking, a covered bike parking area and a bin store.



24/7 ACCESS



B1c / B2 / B8 USES



SELF CONTAINED



10M EAVES HEIGHT



33M SECURE YARD



ELECTRIC LEVEL ACCESS LOADING DOOR



GRADE A OFFICE SPACE



196 KVA



22kW EV CHARGING POINTS



SOLAR PANELS



COVERED CYCLE STORE



18 ON SITE CAR PARKING SPACES



CLOSE TO M1 J10



CLOSE TO LUTON AIRPORT

LOCATION

The unit is situated on Phase 2 of The Quad, part of the established Butterfield Business Park.

The Park is situated on the outskirts of Luton just off the A505 (Hitchin Road) and provides access to Luton Town centre less than 3 miles to the west. The M1 motorway is within 5 miles of the site and in turn the M25 Junction 21 is approximately 10 miles to the south.

Butterfield Business Park is within 4 miles of Luton Airport and Luton Airport Parkway train station, which provides a direct train service to London St Pancras with a journey time of 22 minutes.



	Luton Town Centre	3 miles
	M1 Motorway	5 miles
	Hitchin	6 miles
	M25 Motorway	10 miles
	Central London	33 miles
	Heathrow Airport	34 miles
	London St Pancras	22 mins





TENURE

The unit is available by way of an assignment or subletting of the existing FRI lease dated 01.03.2023 and expiring 28.02.2033. There is a tenant break in February 2028. Alternatively a new lease can be made available direct with the Landlord for a term to be agreed.

EPC

The property has an Energy Performance Rating of A (17).

VAT

VAT is applicable at the prevailing rate

BUSINESS RATES

The rateable value is £92,000 as detailed on the Valuation Office Agency webpage. For further information interested parties are advised to make their own enquiries to Luton Borough Council.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the communal areas within the Park. Further information is available via the Agents.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in any transaction.

**Lambert
Smith
Hampton**

Joe Skinner

JSkinner@lsh.co.uk

0773 997 3929

Louis Day

LDay@lsh.co.uk

0770 847 9451

adroit
REAL ESTATE ADVISORS

01582 320009
adroitrealstate.co.uk

Lloyd Spencer

LSpencer@adroitrealstate.co.uk

0776 848 0937

Dan Jackson

DJackson@adroitrealstate.co.uk

0784 168 4870

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

May 2025