Butterfield

Business Park | Luton

Unit 4f

A brand new 5,493 sq ft industrial/warehouse unit

AVAILABLE FREEHOLD | LEASEHOLD

The Quad

Unit 4f immediately available

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

Schedule of Accommodation

Schedule of Accommodation	Total GIA		Ground Floor warehouse /production and ancillary	First Floor ancillary offices
	sq ft	sq m	sq ft	sq ft
Unit 4f	5,493	510.3	4,686	807

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.

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

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

Air
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.**

Fully fitted offices

6 parking spaces

Eaves height 6m

30kn

Floor Loading 30 Kn sq m

279 KVA power supply

On-site facilities: Hilton Garden Inn and Café Amor

Contact us

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For further information, please contact the agents:

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