

# Unit 4f

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

AVAILABLE FREEHOLD | LEASEHOLD

# The Uad

Unit 4f immediately available

## 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.



5 miles

8 miles

18 miles

33 miles 90 miles

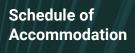
1 hour 25 mins

1 hour 20 mins 2 hours

2 hours 25 mins



The park is situated four miles from London Lutor Airport, offering regular domestic and international flights to a wide range of destinations, and is within 90 mins of London



Unit 4f

**Ground Floor Total GIA** warehouse /production and ancillary sq ft

sq ft

5,493

510.3

sq m

4,686

807

First Floor

ancillary offices

sq ft

**Fully fitted** offices

6 parking spaces

**Eaves height** 





279 KVA power supply



On-site facilities: Hilton Garden Inn and Café Amor

Floor Loading

30 Kn sq m

### Contact us

For further information, please contact the agents:



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**Henry Boot DEVELOPMENTS** 

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