



**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.

## 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.

- |  |  |  |
|--|--|--|
| <b>Road</b>   | <b>Sea</b>    | <b>Air</b>    |
| <b>M1 Motorway</b><br>5 miles<br><b>A1(M) Motorway</b><br>8 miles<br><b>M25 Motorway</b><br>18 miles<br><b>Central London</b><br>33 miles<br><b>Birmingham</b><br>90 miles | <b>London Gateway</b><br>1 hour 25 mins<br><b>Port of Tilbury</b><br>1 hour 20 mins<br><b>Felixstowe</b><br>2 hours<br><b>Dover</b><br>2 hours 25 mins | <b>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.</b> |

## 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
<b>Unit 4f</b>	<b>5,493</b>	<b>510.3</b>	<b>4,686</b>	<b>807</b>



**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

For further information, please contact the agents:

**Lambert Smith Hampton**  
01727834234

Joe Skinner  
jskinner@lsh.co.uk

Emma Kibble  
ekibble@lsh.co.uk

**adroit**  
REAL ESTATE ADVISORS  
01582 320009  
adroitrealstate.co.uk

Lloyd Spencer  
lspencer@adroitrealstate.co.uk

Dan Jackson  
djackson@adroitrealstate.co.uk

**CUSHMAN & WAKEFIELD**  
020 3296 2000  
cushmanwakefield.co.uk

Tunde Adegbemile  
tunde.adegbemile@cushwake.com

Harry Gibson  
harry.gibson@cushwake.com

A development by:

**Henry Boot**  
DEVELOPMENTS

LEGAL: Each party to be responsible for their own legal costs. MISREPRESENTATION ACT: Cushman & Wakefield & Lambert Smith Hampton for themselves and for the vendors or lessors this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Cushman & Wakefield or Lambert Smith Hampton has any authority to make any representation of warranty whatsoever in relation to this property. Designed by Aim Studio: www.madebyaim.co.uk (020 7079 3090). October 2019 (01529)

