



Butterfield

Business Park | Luton | LU2 8DL

Unit 17

TO LET | FOR SALE



High Quality Warehouse / Industrial Unit | 51,590 sq ft

Available to Occupy Q1 2026

butterfieldbusinesspark.co.uk

A state-of-the-art flexible Warehouse / Industrial building designed to meet market-leading specifications.

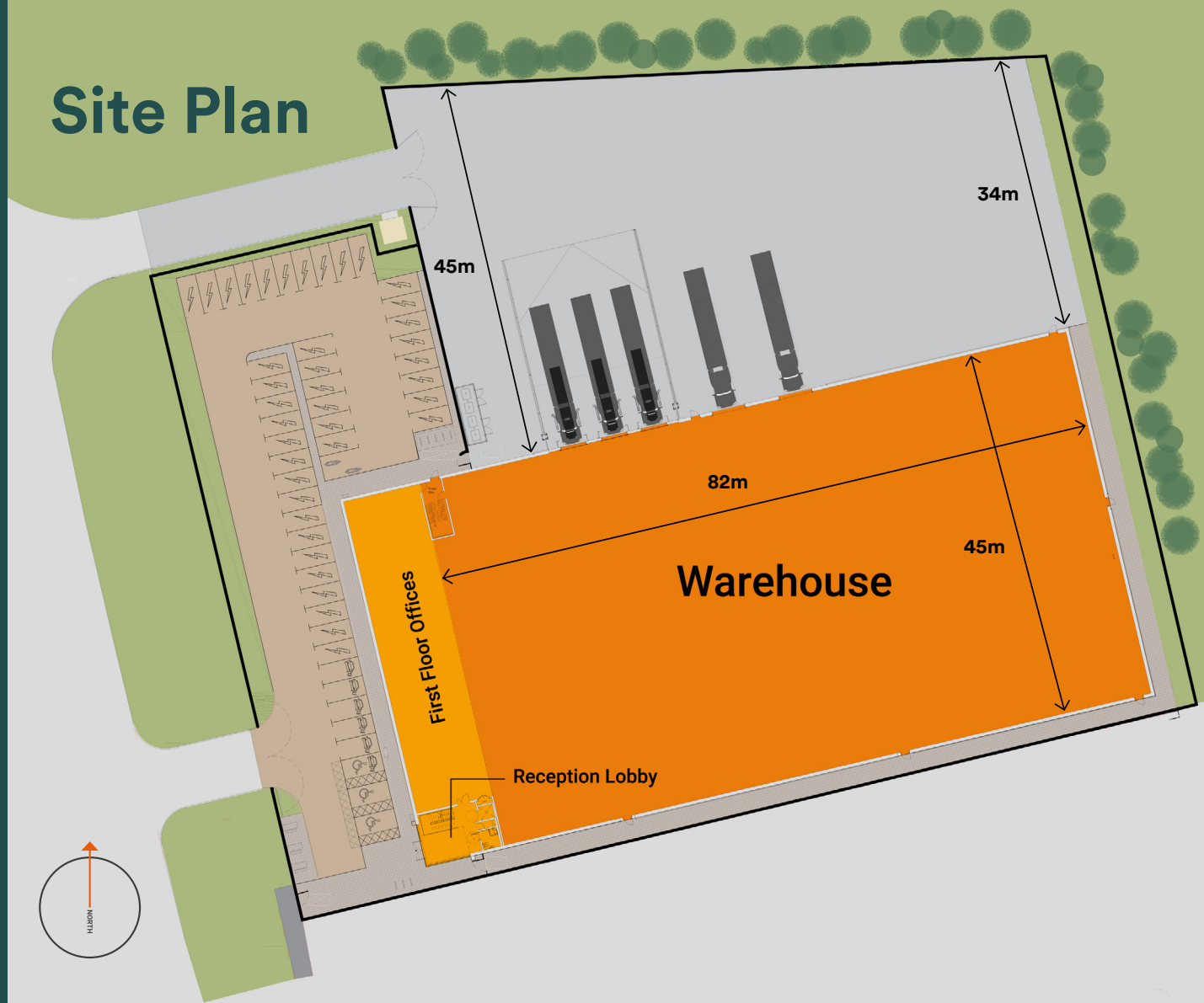
Unit 17 provides employment opportunities for E(g)(ii), E(g)(iii), B2, B8 uses featuring ground floor reception and warehouse accommodation and first floor office.

The plot benefits from a generous yard and car parking within a full-fenced secure site. Additionally, the unit aims to drive sustainability by achieving an EPC A rating and BREEAM Excellent certification.

Accommodation & Specification

	sq m	sq ft
Ground floor Warehouse	4,221	45,434
Ground floor Reception	87	939
First Floor Office (inc core)	485	5,217
Total Area (GEA)	4,793	51,590

Site Plan



Detailed Planning Submitted



12 metre clear internal height



3 dock level doors



2 level access doors



24hr/7day a week unrestricted use



45m secure yard depth

50 kN/M2 Floor Loading Capacity



48 car parking spaces



High specification CAT A Office fit-out

Sustainability - Future Thinking

Unit 17 Butterfield Business Park has been designed with a sustainable future in mind featuring best in class ESG credentials reducing occupational costs and catering to the requirements of modern day occupation.



Target EPC Rating A



Target BREEAM Excellent



Target Net Zero Carbon in Operation



20% EV charging points (100% passive provision)



10% PV Coverage with 100% load bearing capacity



10 covered and 6 short stay bicycle spaces



Landscaped amenity area for staff



Environment enhancements including hedgehog, bat and bird boxes

Butterfield Business Park, Luton is an established business location within 5 miles of the M1 motorway, offering flexibility to own or lease a bespoke facility.

Key Features



On-site Hilton Garden Inn Hotel providing 157 bedroom hotel with conference, restaurant and café facilities



Flexible workspace provider Basepoint on-site including café facilities



Up to 16 MVA of power available across the park



Proposed 338 space Park & Ride facility on-site to be delivered in 2025



Attractive landscaped business park environment



On site 101 bus route to Luton Town Centre

Key



Unit 17



Built and Occupied

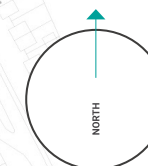


Potential Future Spec



Build to Suit Options

Example plot sizes shown. For alternative plot sizes, please contact the agents.



To A605 ↓

Premier Business Park Environment



Shoal Group HQ Building



Basepoint Offices including on site cafe



Aerial view of Butterfield

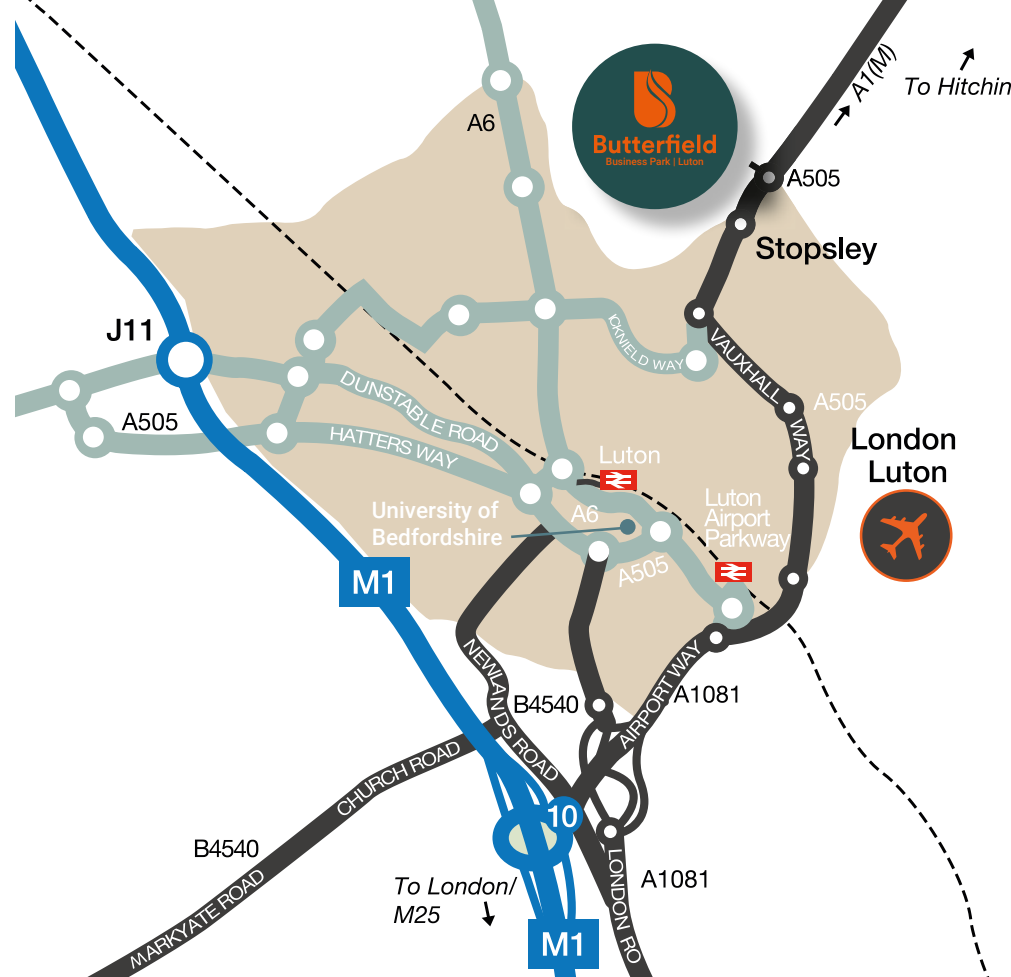


On-site Hilton Hotel



Completed Quad 1 Phase

Made for connectivity



SatNav: LU2 8DL
What3words: island.lasted.spared

ROAD	Drive Time	Miles
M1 J10	10 mins	5
M25 J25	20 mins	15
Central London	55 mins	33
Birmingham	105 mins	90

PORT	Drive Time	Miles
Port of Tilbury	80 mins	67
London Gateway	85 mins	61
Felixstowe	120 mins	103
Dover	145 mins	122

AIRPORT	Drive Time	Miles
London Luton	10 mins	4
London Heathrow	50 mins	40
London Stansted	60 mins	40
London City	70 mins	55
London Gatwick	90 mins	73

RAILWAY STATION	Train Time
Bedford	15 mins
London St Pancras	23 mins
Farringdon	40 mins
Gatwick Airport	80 mins

Terms: To Let / For Sale

All Enquiries



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A development by:



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