



Butterfield
Business Park | Luton

The
Quad
Phase 2

Five new industrial units
from 10,500 to 26,000 sq ft

Under Construction

**Anticipated completion
Q1 2022**

FOR SALE / TO LET

A development by:

H B D

Butterfield Business Park is only 5 miles from Junction 10 of the M1 and 4 miles from London Luton Airport

Schedule of Accommodation	Ground Floor warehouse /production and ancillary	First Floor ancillary offices	Total GEA	Car Parking Spaces	Loading Doors
	sq ft	sq ft	sq ft	No. per unit	No. per unit
Unit 5	11,302	1,356	12,658	16	2
Unit 6	23,271	2,788	26,059	41	2
Unit 7a	14,002	1,668	15,670	20	2
Unit 7b	9,407	1,120	10,527	18	1
Unit 8	18,687	2,206	20,893	34	2

Floor areas are approximate, calculated off plan and provided on a Gross External basis. Final areas will be subject to measurement following practical completion of the development

Specification



Fully fitted offices with cooling



129 parking spaces and cycling facilities



Suspended ceilings and LED lighting to offices



Solar panels for hot water



Secure enclosed yards



Electric Level Access Loading Doors



10m eaves height



Target EPC Rating - A



50kn / sqm floor loading



EV Charging Points



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Take a look in 360 at the completed units 1-4 at The Quad by visiting:
butterfieldbusinesspark.co.uk/the-park

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