



Butterfield

Business Park | Luton | LU2 8EF



An established
location for business

On site occupiers include:

Eden Farm, Comelit, Really Creative
Media Ltd, Global Kosher, Shoal Group

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



10 miles to
junction 21
of M25



4 miles to Luton
Parkway station
with a journey time
of 22 minutes to
London St Pancras



Less than 5 miles
to Luton Airport;
the fifth biggest
airport in the UK



On-site 101 bus
route to Luton
Town Centre in
under 15 minutes



24,000 students
at the University
of Bedfordshire



23 million people
within a two
hour reach



**E(g), B2
and B8**



Bespoke developments
available for E(g), B2 & B8

Buildings can be
delivered within a
24 month timeframe



Fast links
to the M1



25 acres of
developable
plots still available



Units available
on a leasehold
or freehold basis



Design and build
opportunities from 15,000
sq. ft to 140,000 sq. ft.



Further speculative
development planned



A flexible masterplan

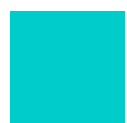
Butterfield Business Park offers complete flexibility to accommodate a range of occupiers' bespoke requirements.

For further details and additional building options, visit butterfieldbusinesspark.co.uk

Key



Built and Occupied

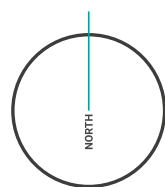


Potential Future Spec



Build to Suit Options

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



Key Features



Bespoke buildings to meet specific occupier requirements

Complete flexibility to merge or divide plots



157 bedroom hotel on-site with conference facilities

Up to 16 MVA of power available across the scheme



Each development incorporates excellent car parking and cycling facilities



Experts in design and build

Butterfield Business Park has refined build programmes which ensure some of the quickest delivery timescales in the market.

Henry Boot Developments (HBD) works closely with occupiers from pre-contract design, through to planning and construction, to ensure bespoke buildings delivered on time and on budget.

HBD have successfully delivered over 325,000 sq ft of high quality employment space within the Park.



**16 meter height
precedent**



**High quality
landscaped
environment**



**A flexible
masterplan**



**Freehold and
leasehold terms
available**



**High quality
bespoke units
ready to be
designed now**



**Specialist design
team on board**



**Plots available in
12 months**



**Quick delivery
timescales**

"We are very pleased to have agreed terms with HBD for a new purpose-built unit at Butterfield Business Park.

We remain focused on driving service quality across the wholesale sector - the move allows us to continue growing our market share while safeguarding 150 jobs in and around the Luton area".

"A purpose-built facility allows us to ensure we're set up and operating in the most efficient way, and its location and the fantastic amenities on site will undoubtedly benefit recruitment and retention.

It's the ideal location for the next stage of our growth in Luton and we look forward to making the move."

**Ben Maxted, Managing Director,
Eden Farm**

H B D

HBD take on ambitious developments across the UK. The sectors we work in are diverse, but all our projects share our goal of creating places with purpose.

When we get involved with something, we're in it for the long haul. Whatever the challenges, however tricky the brief. That's because we want every project to create the positive impact it has the potential to. We go beyond what's expected to fulfil that potential, making the right decisions (not just the easy ones).

Above all else, we do things our way – with integrity, care and commitment. We've won ourselves a reputation for it over the years, and we're proud to live up to it today.

As a company who couldn't be more proud of its people, we live for collaboration. For us, the best results come from positive working relationships and open communication. So, it's no surprise a big portion of our projects happen as partnerships. Our biggest success stories aren't ours alone, and we wouldn't have it any other way.

For more information on HBD, visit hbd.co.uk



**137 years'
experience**



**A proven track
record**

£1.2bn

**£1.2bn commercial
development
pipeline**



**Financial resources
in place to fund
developments
internally**



**6 regional
offices**



**Specialist in
collaborative
working
partnerships**



**Experts in
high quality
design**



**London Stock
Exchange
Listed**



Made for connectivity



M1 Motorway
5 miles

M25 Motorway
10 miles

Central London
33 miles

Birmingham
90 miles

Port of Tilbury
1 hr 20 mins

London Gateway
1 hr 25 mins

Felixstowe
2 hrs

Dover
2 hrs 25 mins

London Luton Airport is situated approximately **4 miles** to the south of the park and less than a **ten minute drive**.



London Heathrow
50mins

London Stansted
1hr 5mins

London City Airport
1hr 10mins

London Gatwick
1hr 30mins

Quick access to the **city of London**
and **London St Pancras International**
which provides direct rail access to
Amsterdam, Brussels, Paris
and many other mainland
European destinations.



All enquiries:



Joe Skinner
JSkinner@lsh.co.uk
07739 973929

Emma Kibble
EKibble@lsh.co.uk
07395 885801



Lloyd Spencer
lspencer@adroitrealestate.co.uk
07768 480937

Dan Jackson
djackson@adroitrealestate.co.uk
07841 684870



Patrick Mooney
patrick.mooney@cushwake.com
07920 451369

Chris Knight
chris.knight@cushwake.com
07872 822528

butterfieldbusinesspark.co.uk

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A development by:

H B D

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