



Butterfield Business Park

Butterfield Business Park enables a diverse range of businesses to immediately benefit from its nationally strategic location and competitive cost base with a dynamic local economy.

Phase one has seen the completion of approximately 250,000 sq ft of high-quality commercial buildings including Basepoint Innovation Centre, The Village office campus, a 155-bedroom Hilton Garden Inn hotel and 100,000 sq ft high-quality research and development facility occupied by Eaton.

A further 700,000 sq ft of high quality B1, B2 & B8 development can be accommodated within the 83 acre site.

Occupiers considering Butterfield as a new location will have the opportunity to obtain a facility of considerable size in a key transformational and connected town within the South East region.

Deliverability and flexibility for your business

There is often a misconception that design and build comes with a financial premium and a significant delivery timescale, but this is certainly not the case at Butterfield in Luton.

Henry Boot Developments has a wealth of experience, assisted by a specialist design team, to ensure the occupational requirements are fully interpreted into the design whilst maintaining a close control over the delivery cost. The key attraction offered by design and build is flexibility with many occupiers opting to future proof their design by enabling the building to be extended easily in the future.

Sustainability is a major consideration, as with all buildings Henry Boot deliver, but as part of the design and build process there is the option to enhance the building's 'green credentials' even further. Specialist consultants will work with an occupier to explore various options to satisfy their requirement.

Henry Boot Developments' ability to fund all their projects from internal resources is key to guaranteeing delivery programmes and gives occupiers peace of mind that third party decisions will not influence delivery timescales.

Buildings can be provided on freehold or leasehold terms, or on a lease with an option to purchase. Furthermore, with phase one infrastructure in place and phase two in the detailed design phase, Butterfield offers one of the quickest delivery programmes for a design and build unit in the market.



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FLEXIBLE
 AND DELIVERABLE
 SPACE AVAILABLE



TO LET

HIGH QUALITY
DEVELOPMENT
 IN A LANDSCAPED
ENVIRONMENT



PLOT SIZES TO
 ACCOMMODATE BUILDINGS
 FROM 2,500 SQ FT TO
 200,000 SQ FT



FREEHOLD FOR SALE FOR HIRE
 AND LEASEHOLD
 OPTIONS AVAILABLE



FAST LINKS
 TO JUNCTIONS
 10 AND 11



OF THE **M1**
 AND LUTON AIRPORT

ON SITE HOTEL
WITH GYM
 AND CONFERENCE FACILITIES

