

**THE VILLAGE**  
**BUTTERFIELD BUSINESS PARK**  
**GREAT MARLINGS**  
**LUTON, BEDFORDSHIRE**  
**LU2 8DL**

**GRADE A**  
**OFFICE SUITES**

**TO LET**  
**MAY SELL**



**1,135–15,384 SQ FT**  
**105.44–1,431.16 SQ M**

**LOCATION**

Butterfield Business Park is located toward the east of Luton, having extremely good road links to Hitchin/Stevenage A1(M) 8 miles to the east (circa 20 minutes), and London Luton Airport/M1, Junction 10, 5 miles to the west (circa 5 minutes).

For employees there are a variety of shopping facilities within the Stopsley suburb, including Co-op/Tesco (circa 2 minutes), in addition to an Olympic standard swimming pool and multi gym facility (1 minute).

**DESCRIPTION**

We have a variety of sized suites available that can be taken individually or combined. There is a good parking ratio of 1:324 sq ft with potential to enhance this.

Please see the attached Availability Schedule providing floor areas, Rateable Values and parking allocation.

The suites have an under floor 'green' ventilation system which should save occupiers money on heating/cooling costs.

Cont/....

**70-78 Collingdon Street • Luton • LU1 1RX**

**Tel: 01582 401 221 • E-mail: [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk) • Website: [www.srwood.co.uk](http://www.srwood.co.uk)**

**Registered in England No. 2780388 • VAT No: 354 1306 82**

- ❖ BREEAM 'excellent' rating.
- ❖ Floor to ceiling height 3m.
- ❖ Floor loading 2.5 kn per sq m.
- ❖ 300mm clear raised access flooring.
- ❖ 24 hour staffed security with CCTV.
- ❖ Passenger lifts.
- ❖ Full height glazing with blinds.
- ❖ Cycle shelter.
- ❖ Positive Broadband Connectivity Report available upon request.
- ❖ Twin w/c facilities including wheelchair provision.
- ❖ Shower facilities.
- ❖ Nearby café/cappuccino bar.
- ❖ Hilton Garden Inn, 155 bed hotel adjacent.

**TERMS**

Available upon a new lease for a term to be agreed. Please see the attached Availability Schedule. Our clients would consider selling the vacant suites on terms to be agreed.

**LEGAL COSTS**

Each party to bear their own legal costs incurred.

**VAT**

Plus VAT at the appropriate rate if applicable.

**RATEABLE VALUE** Please see the attached Availability Schedule.

**VIEWING**

For further information or an appointment to view, kindly contact S R Wood & Son Ltd. Tel: 01582 401 221.

## AVAILABILITY SCHEDULE

### THE VILLAGE, BUTTERFIELD, GREAT MARLINGS, LUTON, BEDFORDSHIRE, LU2 8DL

SUITE	FLOOR AREA	RATEABLE VALUE (not payable)	CAR SPACES	RENT p.a. ex
<b>Building 210</b>				
Suite C Ground floor (ex Café)	1,135 sq ft 105.44 sq m	£17,000	2	£17,100
Suite A1 Ground Floor (ex Uni)	2,300 sq ft 213.67 sq m	£35,750	5	£34,500
Suite A First Floor	4,655 sq ft 432.44 sqm	£70,500	11	£69,900
<b>Building 230</b>				
Ground Floor	4,625 sq ft 429.66 sq m	To be assessed	11	£69,400
<b>Building 240</b>				
Ground Floor (Detached building)	2,669 sq ft 249.95 sq m	£40,500	6	£40,100
<b>Total : 15,384 sq ft/1,431.16 sq m</b>				

**Note:** Our clients continue to be in discussion with tenants who wish to expand/contract on site, thus there is often potential to accommodate requirements should the size of office you require not appear above.

The larger suites are suitable for sub-division.

**Contact:** Joint sole letting agents:  
Stephen Wood  
S R Wood & Son Ltd, tel. 01582 401 221  
or  
Kirkby Diamond, tel. 01582 738 866