

# UNION PARK

## NEW INDUSTRIAL/WAREHOUSE DEVELOPMENT

14,000 - 50,000 SQ FT

GROVEBURY ROAD  
LEIGHTON BUZZARD  
LU7 4UX

[tungsten.uk.com/unionpark](https://tungsten.uk.com/unionpark)

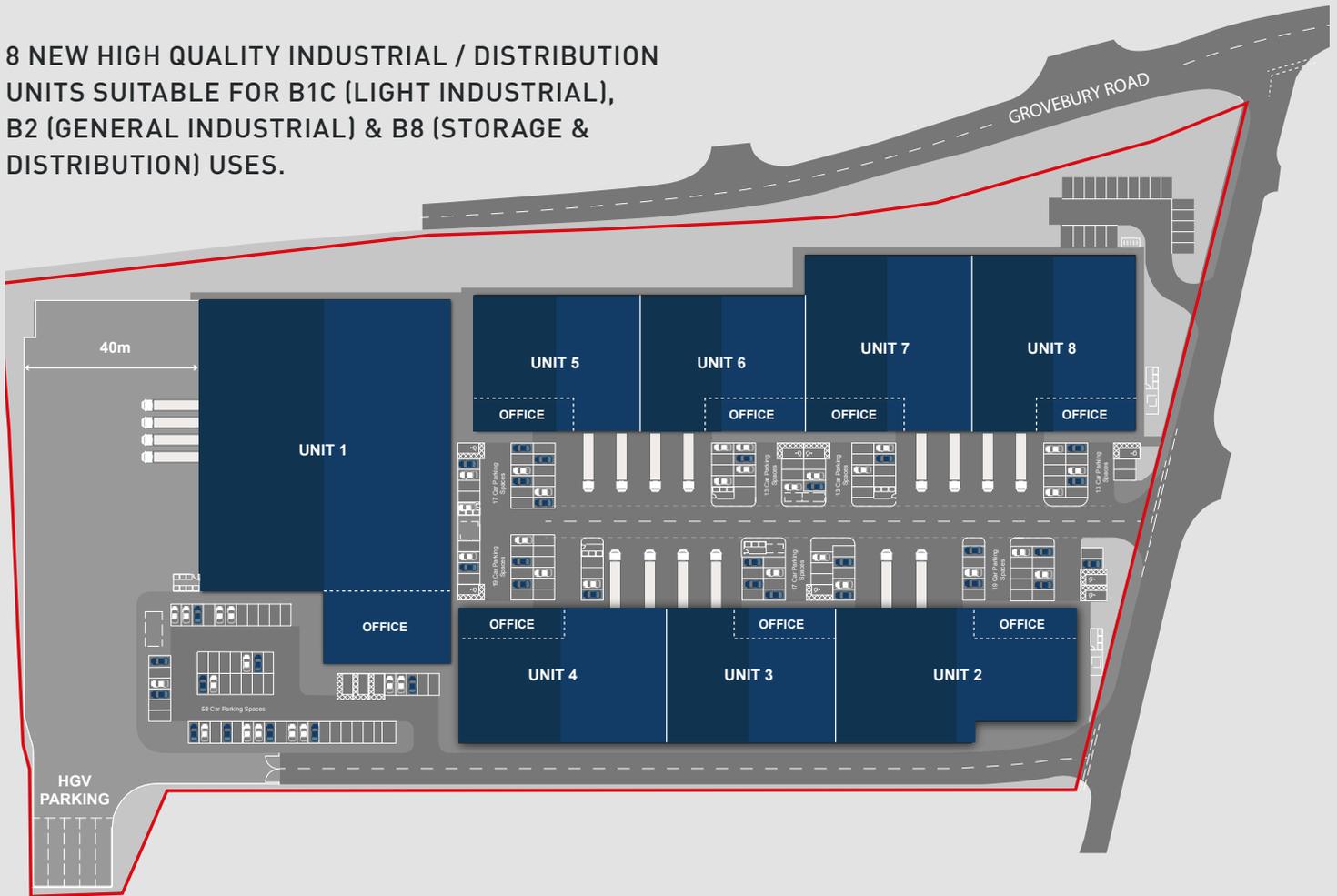
A Development By

**TUNGSTEN**  
PROPERTIES

KENNEDY WILSON

# OPERATIONAL FLEXIBILITY

8 NEW HIGH QUALITY INDUSTRIAL / DISTRIBUTION UNITS SUITABLE FOR B1C (LIGHT INDUSTRIAL), B2 (GENERAL INDUSTRIAL) & B8 (STORAGE & DISTRIBUTION) USES.



PROPOSED LAYOUT PLAN, NOT TO SCALE

| UNIT 1           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 45,000        |
| OFFICES          | 5,000         |
| <b>TOTAL GIA</b> | <b>50,000</b> |
| EAVES HEIGHT     | 10M           |
| LEVEL ACCESS     | 2             |
| DOCK LOADING     | 4             |
| CAR PARKING      | 58            |
| YARD DEPTH       | 40M           |

| UNIT 2           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 16,600        |
| OFFICES          | 1,590         |
| <b>TOTAL GIA</b> | <b>18,190</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 21            |
| YARD DEPTH       | 16.5M         |

| UNIT 3           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 12,500        |
| OFFICES          | 1,500         |
| <b>TOTAL GIA</b> | <b>14,000</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 17            |
| YARD DEPTH       | 16.5M         |

| UNIT 4           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 15,000        |
| OFFICES          | 1,550         |
| <b>TOTAL GIA</b> | <b>16,550</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 21            |
| YARD DEPTH       | 16.5M         |

| UNIT 5           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 12,500        |
| OFFICES          | 1,850         |
| <b>TOTAL GIA</b> | <b>14,350</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 17            |
| YARD DEPTH       | 16.5M         |

| UNIT 6           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 12,500        |
| OFFICES          | 1,850         |
| <b>TOTAL GIA</b> | <b>14,350</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 17            |
| YARD DEPTH       | 16.5M         |

| UNIT 7           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 16,400        |
| OFFICES          | 1,850         |
| <b>TOTAL GIA</b> | <b>18,250</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 20            |
| YARD DEPTH       | 16.5M         |

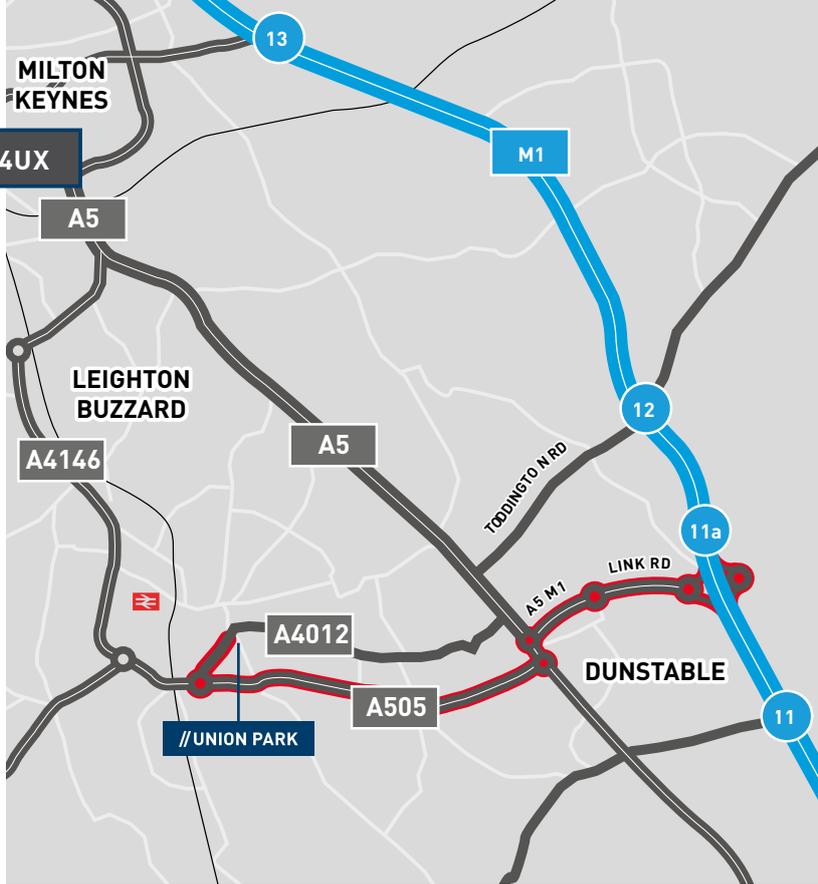
| UNIT 8           | SQ FT         |
|------------------|---------------|
| WAREHOUSE        | 16,400        |
| OFFICES          | 1,850         |
| <b>TOTAL GIA</b> | <b>18,250</b> |
| EAVES HEIGHT     | 8M            |
| LEVEL ACCESS     | 2             |
| CAR PARKING      | 20            |
| YARD DEPTH       | 16.5M         |



UNION PARK OFFERS IMMEDIATE ACCESS TO THE NATIONAL MOTORWAY NETWORK VIA J11A OF THE M1. IT IS AN IDEAL LOCATION FROM WHICH TO SERVE GREATER LONDON, THE MIDLANDS AND THE NORTH.



| UNIT SPECIFICATION  |                   |                          |                                |
|---------------------|-------------------|--------------------------|--------------------------------|
| OFFICE              |                   | WAREHOUSE                | EXTERNALS                      |
| FIRST FLOOR OFFICES | ESTATE LIGHTING   | TARGET EPC RATING OF A   | TARGET BREEAM RATING VERY GOOD |
| RAISED FLOORS       | COMFORT COOLING   | FLOOR LOADING 40-50KN/M2 | LED LIGHTING                   |
| SUSPENDED CEILINGS  | MALE & FEMALE WCS | 10% NATURAL ROOF LIGHTS  | LANDSCAPED ENVIRONMENT         |
| FULLY CARPETED      | DISABLED WCS      | EV CHARGING POINTS       | BICYCLE SHELTER TO EACH UNIT   |



## A STRATEGIC LOCATION

UNION PARK IS LOCATED IN BEDFORDSHIRE, APPROXIMATELY 42 MILES TO THE NORTH WEST OF CENTRAL LONDON, 13 MILES TO THE SOUTH OF MILTON KEYNES AND 8 MILES TO THE NORTH WEST OF DUNSTABLE. THE M1 MOTORWAY (JUNCTION 11A) IS APPROXIMATELY 8 MILES TO THE EAST AND THE A5 IS EASILY ACCESSED BY THE A4146 LEIGHTON BUZZARD BYPASS.

## DRIVE TIMES / DISTANCE TO

| PLACES         | MILES | TIME          |
|----------------|-------|---------------|
| M25 J11A       | 18.7  | 32 MINS       |
| CENTRAL LONDON | 46.1  | 1 HR 12 MINS  |
| BIRMINGHAM     | 82.6  | 1 HR 31 MINS  |
| LEEDS          | 160.0 | 2 HRS 41 MINS |

| AIRPORTS        | MILES | TIME         |
|-----------------|-------|--------------|
| LONDON LUTON    | 17.0  | 23 MINS      |
| LONDON HEATHROW | 41.9  | 52 MINS      |
| LONDON STANSTED | 64.8  | 1 HR 7 MINS  |
| LONDON GATWICK  | 82.7  | 1 HR 28 MINS |

SOURCE: GOOGLE MAPS

SOURCE: ONS/ROYAL MAIL



**LEIGHTON BUZZARD TOWN CENTRE**  
5 MINS DRIVE



**LEIGHTON BUZZARD TRAIN STATION**  
6 MINS DRIVE



**GROVEBURY ROAD BUS STOP**  
1 MIN WALK



**GROVEBURY RETAIL PARK**  
2 MINS WALK



**savills.co.uk savills**  
**020 7409 8846**

JACK BOOTH  
07807 999 558  
jbooth@savills.com

CHRISTIAN WRIGHT  
07870 186 483  
cwright@savills.com



**01582 320009**  
adroitrealstate.co.uk

LLOYD SPENCER  
07768 480 937  
lspencer@adroitrealstate.co.uk

DAN JACKSON  
07841 684 870  
djackson@adroitrealstate.co.uk

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