

TUNGSTEN PARK
// HOUGHTON REGIS

COMING SOON

**5 NEW HIGH SPECIFICATION
INDUSTRIAL / WAREHOUSE UNITS
FOR SALE / TO LET**

FROM 22,360 TO 58,430 SQ FT

**BIDWELL,
HOUGHTON REGIS
LU5 6QT**

///RIBS.CRIMSON.EXECUTIVE

tungsten.uk.com/houghtonregis

A Development By

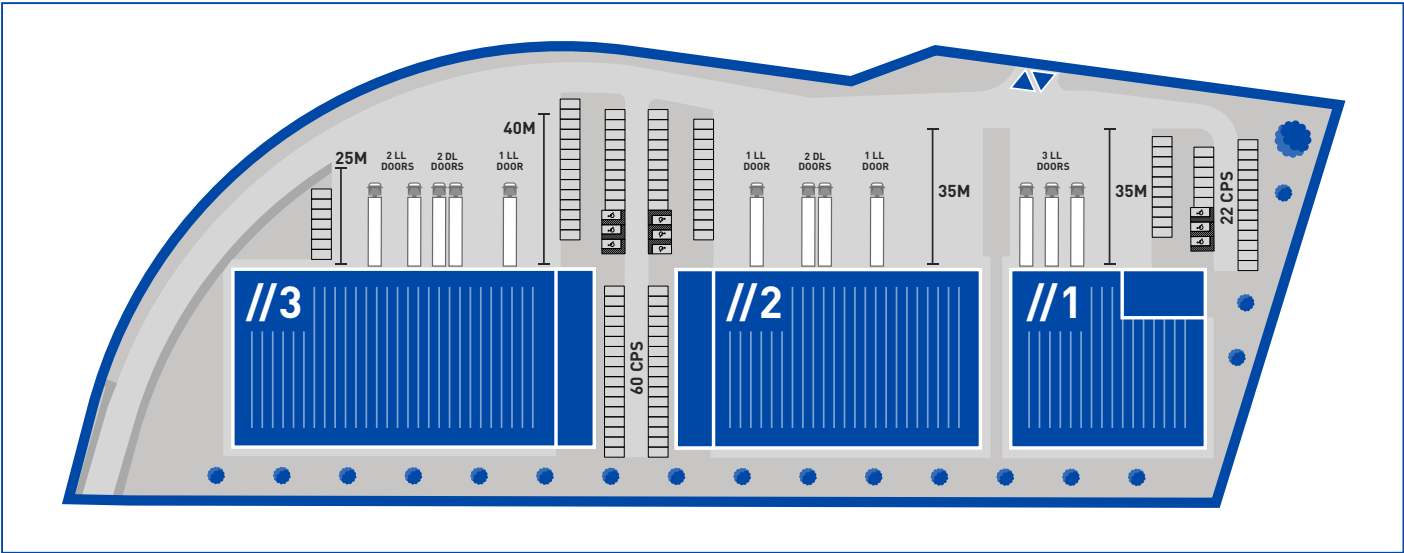
TUNGSTEN
PROPERTIES

ENDLESS OPTIONS FOR LOGISTICS



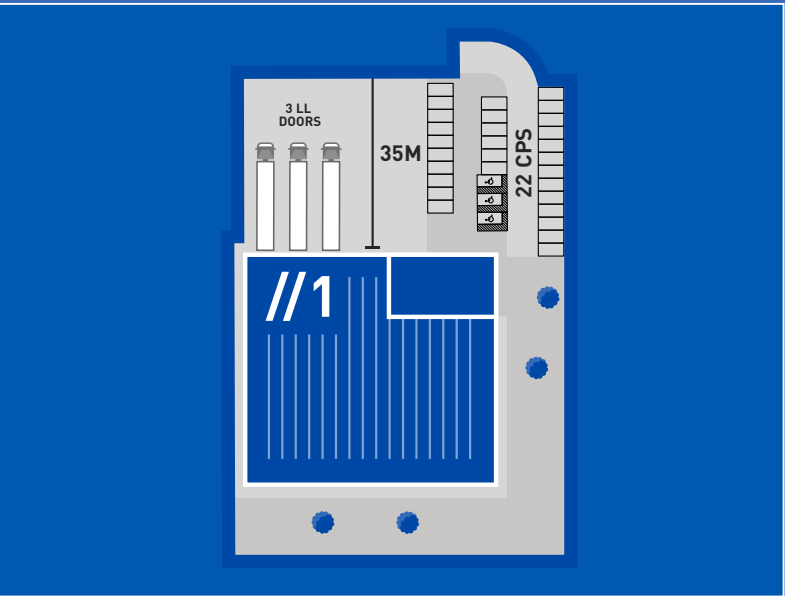
FORWARD THINKING INDUSTRIAL & LOGISTICS

// UNITS 1 - 3



// UNIT 1

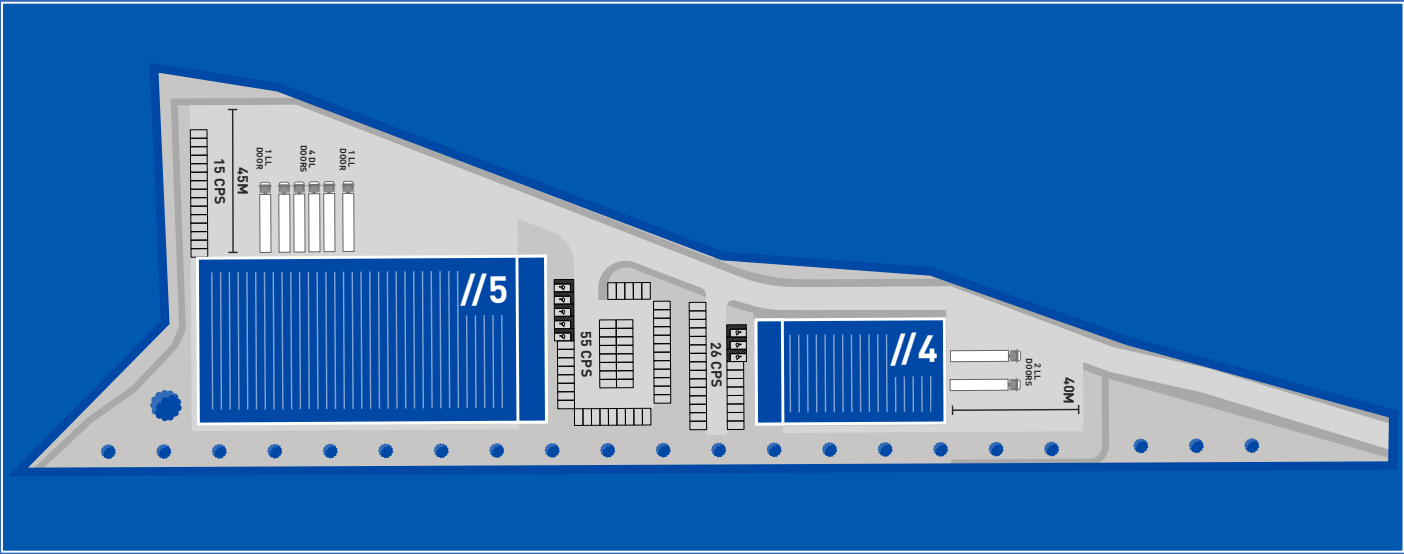
TOTAL GEA 26,120 SQ FT



UNIT 1	SQ FT
GROUND FLOOR	23,380
FIRST FLOOR	2,740
TOTAL GEA	26,120

- UP TO 35M YARD DEPTH
- 3 LEVEL ACCESS LOADING DOORS
- 9M EAVES HEIGHT
- SECURE, SELF-CONTAINED YARD
- 37KN/M2 FLOOR LOADING
- FIRST FLOOR OFFICES
- 210 KVA POWER SUPPLY
- 22 CAR PARKING SPACES

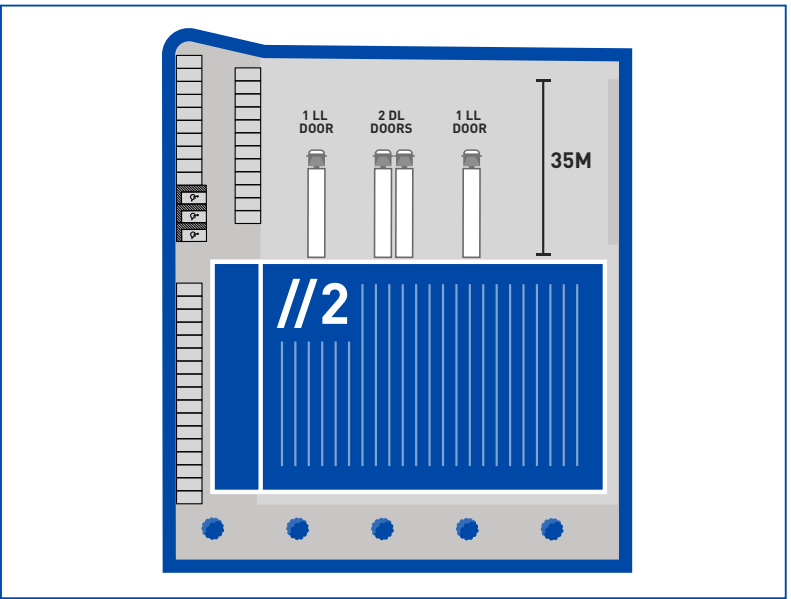
// UNIT 4 - 5



// UNIT 2

TOTAL GEA 40,775 SQ FT

- UP TO 35M YARD DEPTH
- 2 LEVEL & 2 DOCK LOADING DOORS
- 10M EAVES HEIGHT
- SECURE, SELF-CONTAINED YARD
- 50KN/M2 FLOOR LOADING
- FIRST FLOOR OFFICES
- 350 KVA POWER SUPPLY
- 30 CAR PARKING SPACES

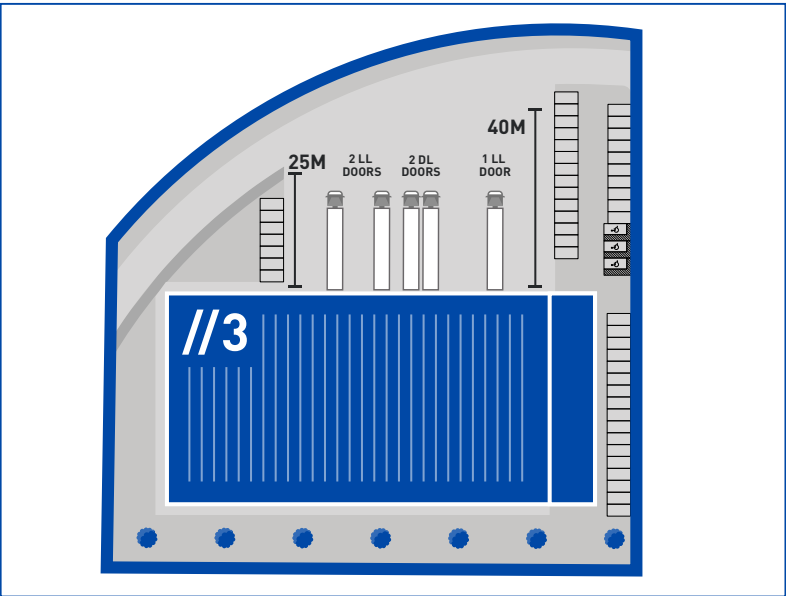


UNIT 2	SQ FT
GROUND FLOOR	36,615
FIRST FLOOR	4,160
TOTAL GEA	40,775

// TOTAL SITE AREA
13.4 ACRES

// UNIT 3

TOTAL GEA 48,610 SQ FT



UNIT 3	SQ FT
GROUND FLOOR	43,730
FIRST FLOOR	4,880
TOTAL GEA	48,610

UP TO 40M
YARD DEPTH

10M EAVES
HEIGHT

50KN/M2
FLOOR LOADING

400 KVA
POWER SUPPLY

3 LEVEL & 2 DOCK
LOADING DOORS

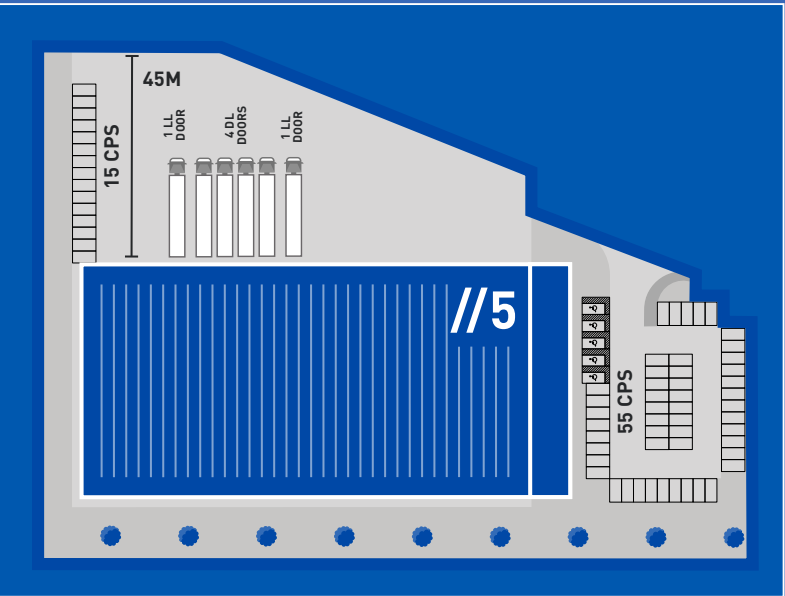
SECURE, SELF-
CONTAINED YARD

FIRST FLOOR
OFFICES

30 CAR
PARKING SPACES

// UNIT 5

TOTAL GEA 58,430 SQ FT



UNIT 5	SQ FT
GROUND FLOOR	54,000
FIRST FLOOR	4,430
TOTAL GEA	58,430

UP TO 45M
YARD DEPTH

12M EAVES
HEIGHT

50KN/M2
FLOOR LOADING

500 KVA
POWER SUPPLY

2 LEVEL & 4 DOCK
LOADING DOORS

SECURE, SELF-
CONTAINED YARD

FIRST FLOOR
OFFICES

70 CAR
PARKING SPACES

// UNIT 4

TOTAL GEA 22,360 SQ FT

UP TO 40M
YARD DEPTH

9M EAVES
HEIGHT

37KN/M2
FLOOR LOADING

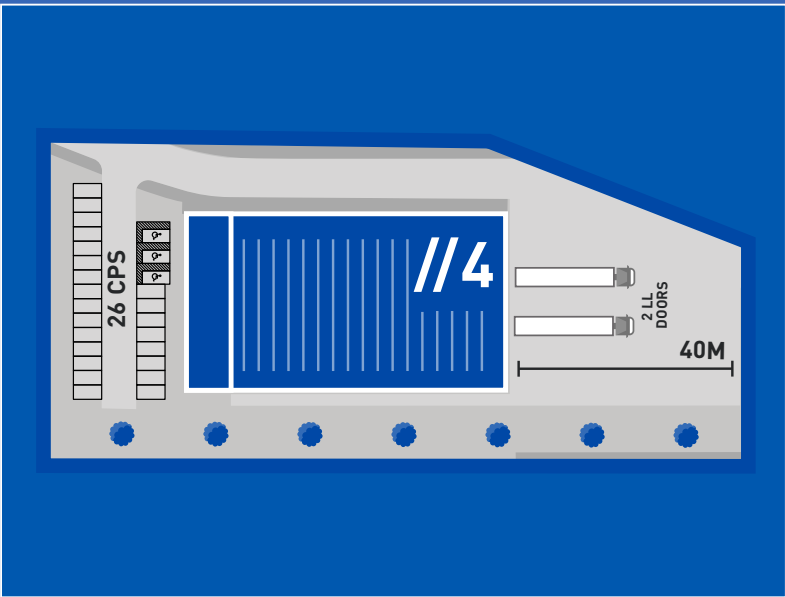
190 KVA
POWER SUPPLY

2 LEVEL ACCESS
LOADING DOORS

SECURE, SELF-
CONTAINED YARD

FIRST FLOOR
OFFICES

26 CAR
PARKING SPACES



UNIT 4	SQ FT
GROUND FLOOR	19,480
FIRST FLOOR	2,880
TOTAL GEA	22,360

BUILT FOR SUSTAINABILITY

20% EV CHARGING AND
20% PASSIVE

POSITIVE BIODIVERSITY
NET GAIN

TARGET EPC RATING A AND
BREEAM EXCELLENT

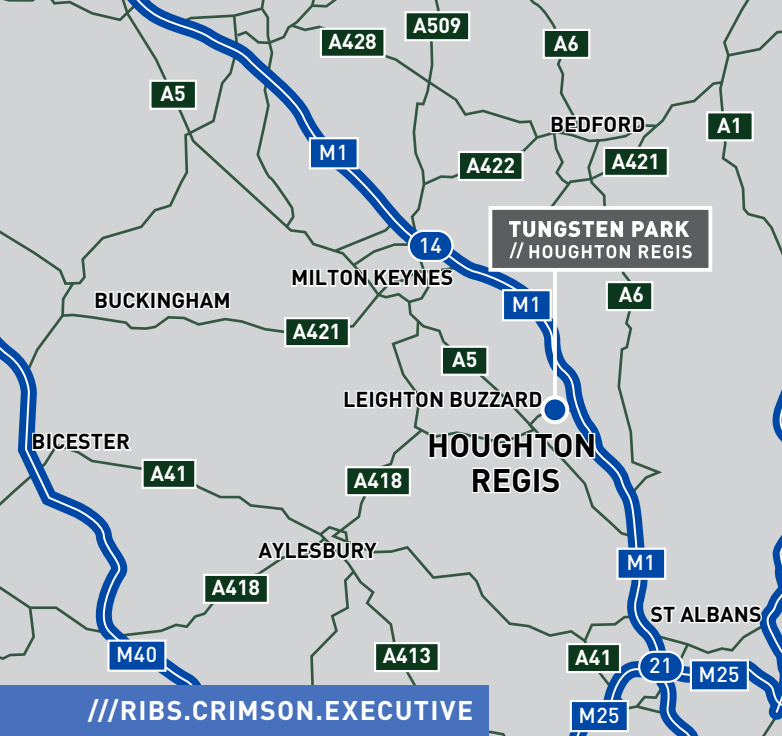
AIR SOURCE HEAT
PUMPS TO THE OFFICE

GREY WATER
HARVESTING

PV PANELS
INSTALLED ON ALL UNITS

20% REDUCTION FROM
ON-SITE RENEWABLE/LOW
CARBON ENERGY THROUGH
CARBON OFFSETTING

CYCLE
SHEDS



///RIBS.CRIMSON.EXECUTIVE

LU5 6QT

DEMOGRAPHICS

LOCATION BY PLACE OF WORK	*EARNINGS PER WEEK
HOUGHTON REGIS	£745
WATFORD	£760
HEMEL HEMPSTEAD	£800
LONDON	£900



84% OF THE
LOCAL POPULATION
ARE ECONOMICALLY
ACTIVE



11,656 OF LOCAL
WORKFORCE
EMPLOYED IN
MANUFACTURING



7,887 PEOPLE
ARE EMPLOYED IN
THE TRANSPORT AND
STORAGE SECTOR

*SOURCE NOMIS: EARNINGS ARE APPROXIMATE

DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
A5	0.1	1 MINS
M1 11A	1.8	3 MINS
HOUGHTON REGIS	2.1	6 MINS
DUNSTABLE	2.9	13 MINS
LUTON	10	17 MINS
M25 J21	17	26 MINS
MILTON KEYNES	19	33 MINS
CENTRAL LONDON	40	1 HR 20 MINS
BIRMINGHAM	81	1 HR 40 MINS

AIRPORTS	MILES	TIME
LUTON	10	15 MINS
HEATHROW	40	52 MINS
STANSTED	60	1 HR 40 MINS

RAIL PORTS	MILES	TIME
NORTHAMPTON GATEWAY	30	36 MINS
DIRFT	47	50 MINS

PORT	MILES	TIME
LONDON GATEWAY	66	1 HR 30 MINS

SOURCE: GOOGLE MAPS

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