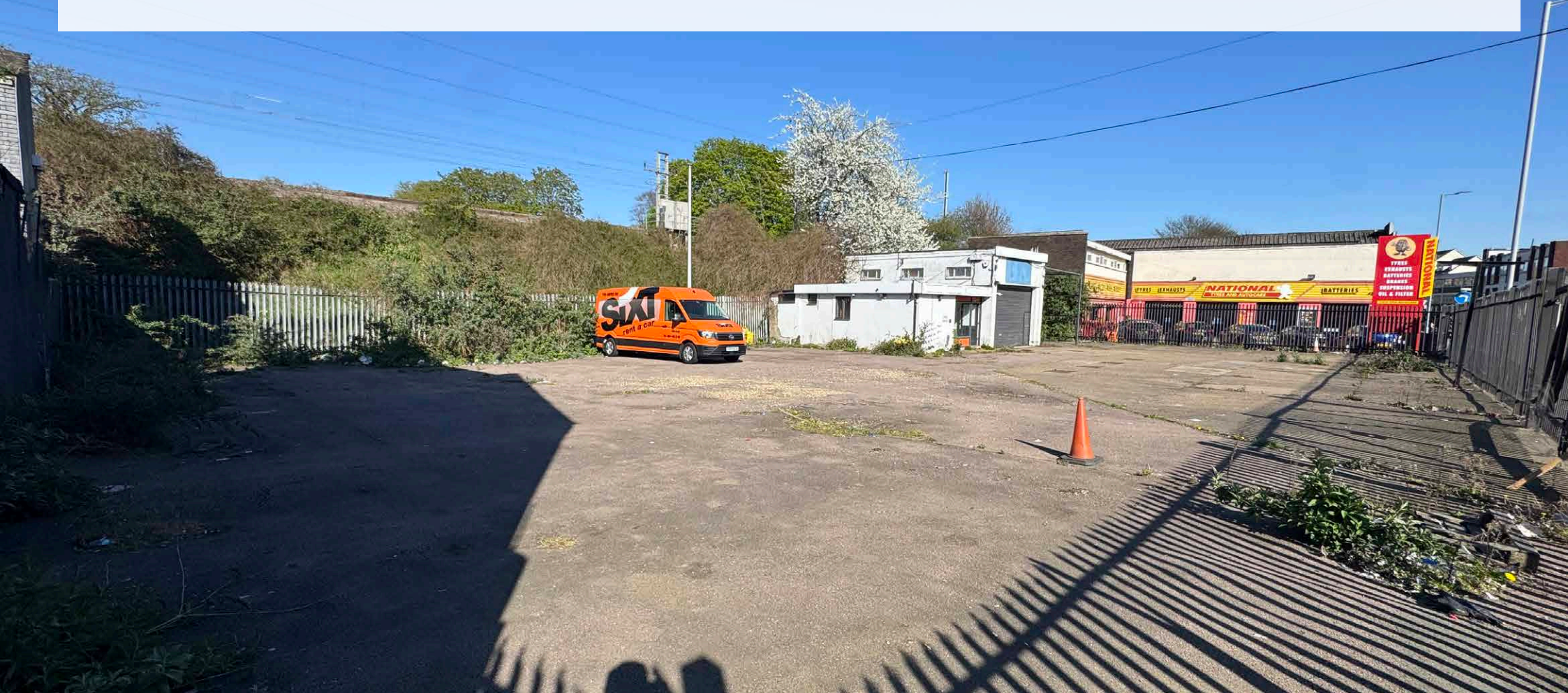


FOR SALE — Yard with office and workshop

24-36 Crawley Road Luton LU1 1HZ



- Prominent Location
- Large Yard Space
- Workshop and Office

- B8/B2 and E Class Use
- Development Potential STPP
- Ideal for Motor Dealership

Price:

POA

Size:

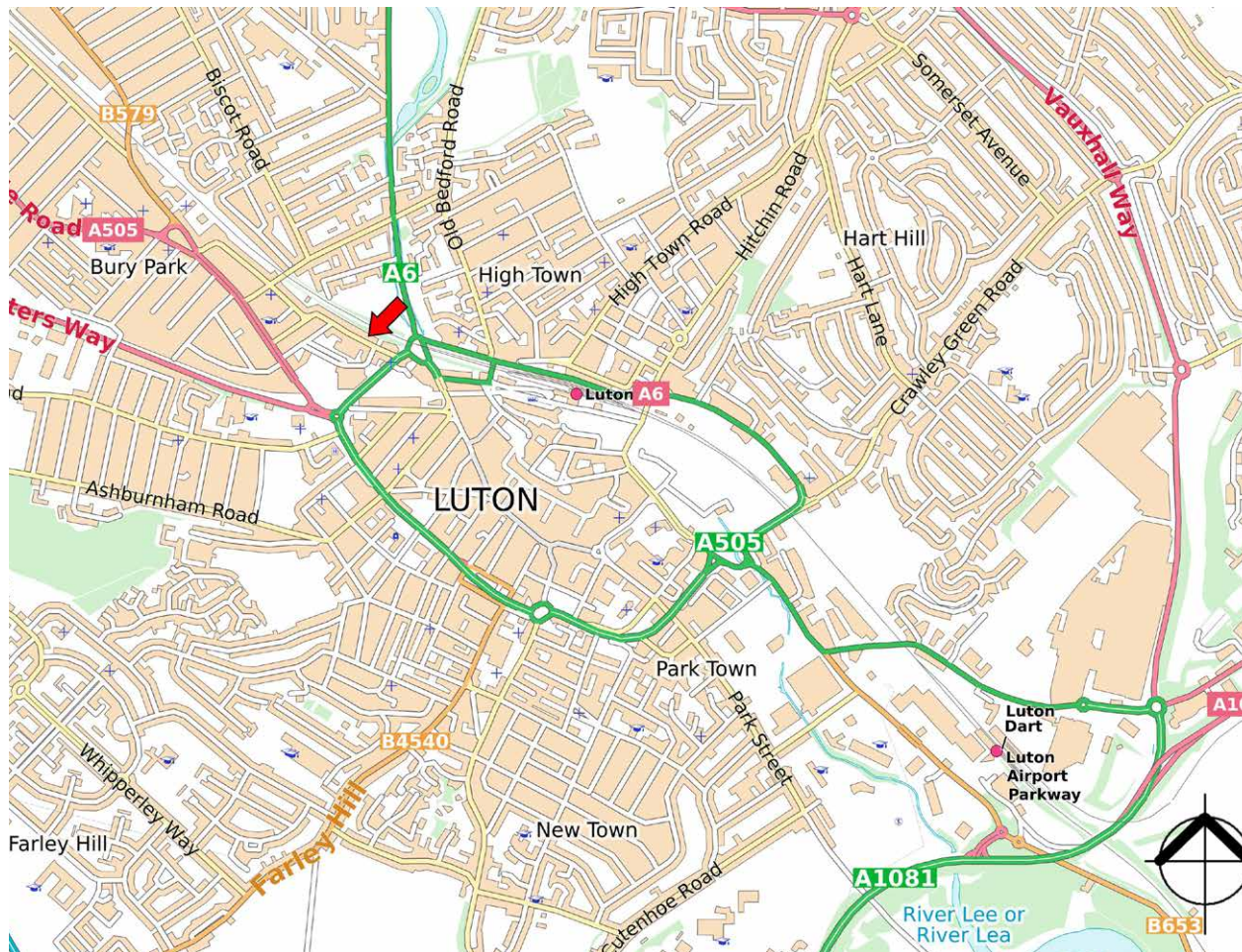
0.252 Acres

LOCATION

The subject is located off Crawley Road in Luton. Luton Train Station is situated 0.3 miles away offering ThamesLink services from London St Pancras International (26 minutes travel time). The property has excellent road transport links with access to the A1081 (2 miles away) and the M1 (2.3 miles away). There is heavy vehicle traffic from Telford Way and New Bedford Road giving the site good exposure. Nearby occupiers include Sainsburys, Lidl, National Tyres and Autocare along with multiple independent retailers too.

DESCRIPTION

The subject comprises of an office and workshop sitting on a securely fenced 0.252-acre site. The building is part single storey, part two storey brick construction under a flat roof. The configuration is predominantly sales/office accommodation with a kitchen and WC, along with storage and a workshop. The yard space benefits from two vehicle entrances off Crawley Road. The site has many potential uses or redevelopment opportunities, subject to planning consent.



ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

| Areas | Sq M | Sq Ft |
|--------------|-------------|------------|
| Office | 38.29 | 412 |
| Workshop | 23.41 | 252 |
| Storage | 6.40 | 69 |
| Total | 68.1 | 733 |

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority

PLANNING

Use Class B8, B2 and E

VAT

TBC

ENERGY PERFORMANCE CERTIFICATE

TBC

PRICE

Price On Application

TENURE

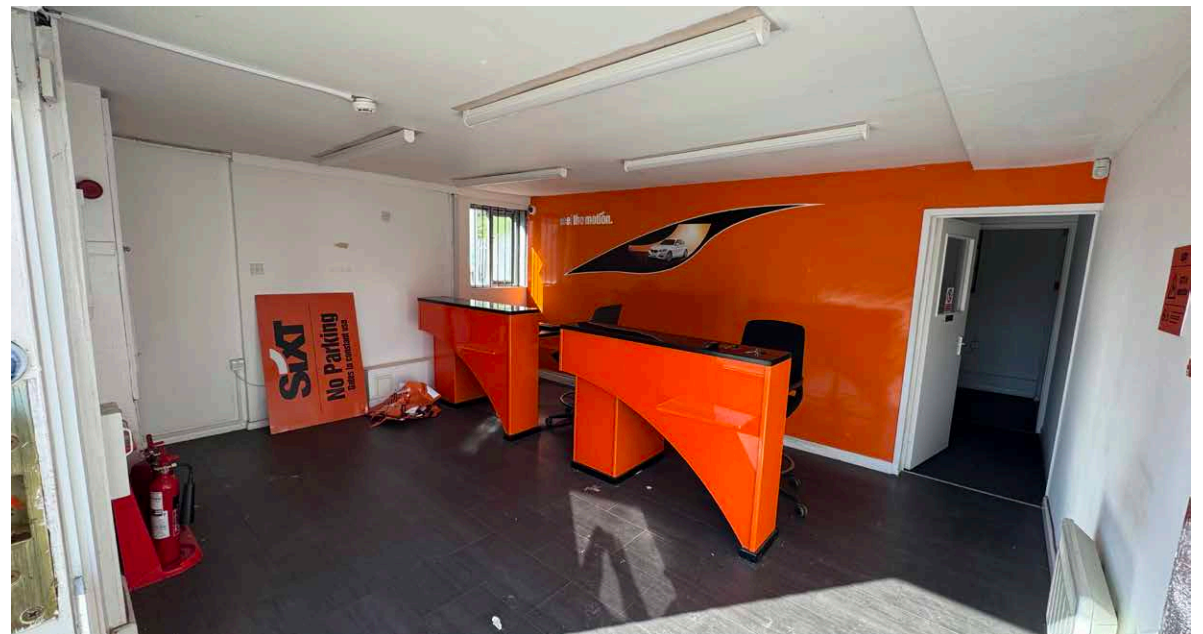
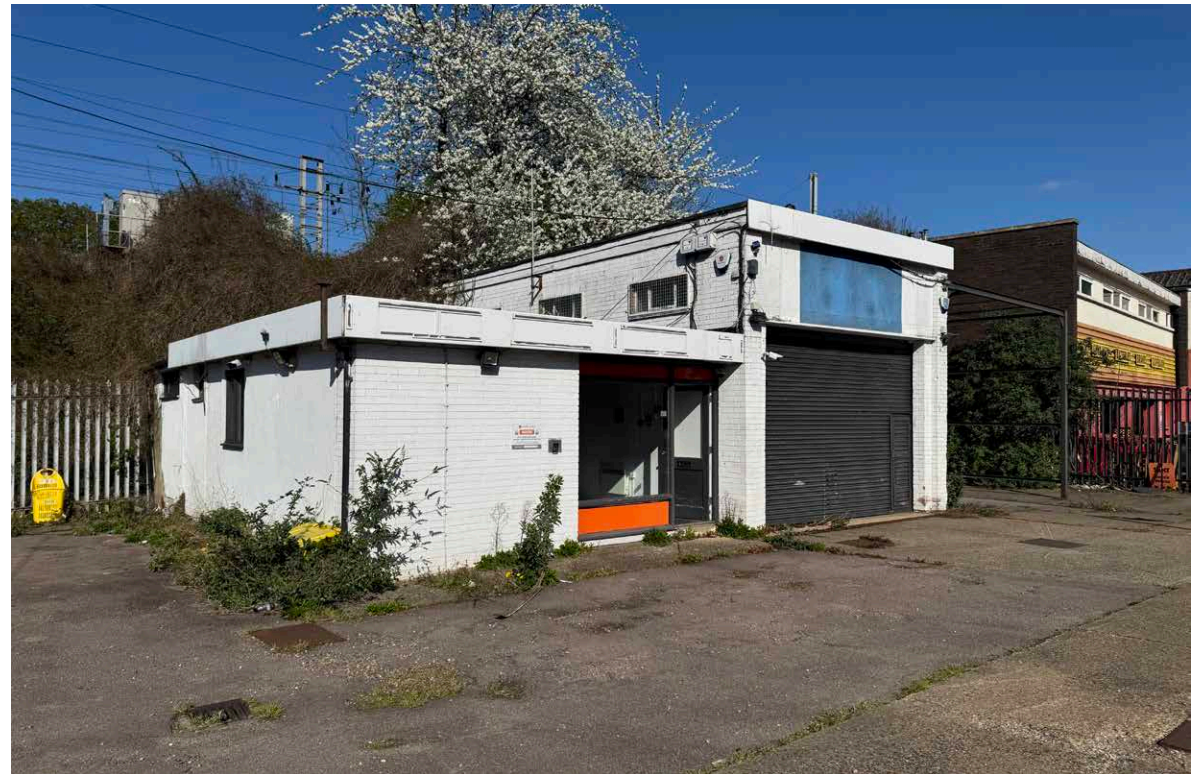
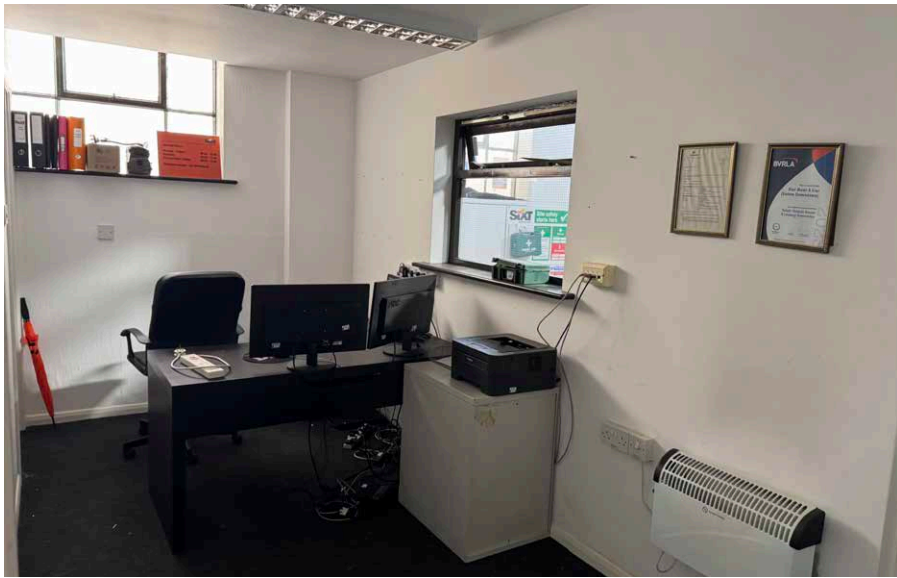
The property is held on freehold under the title numbers BD39497 & BD77472

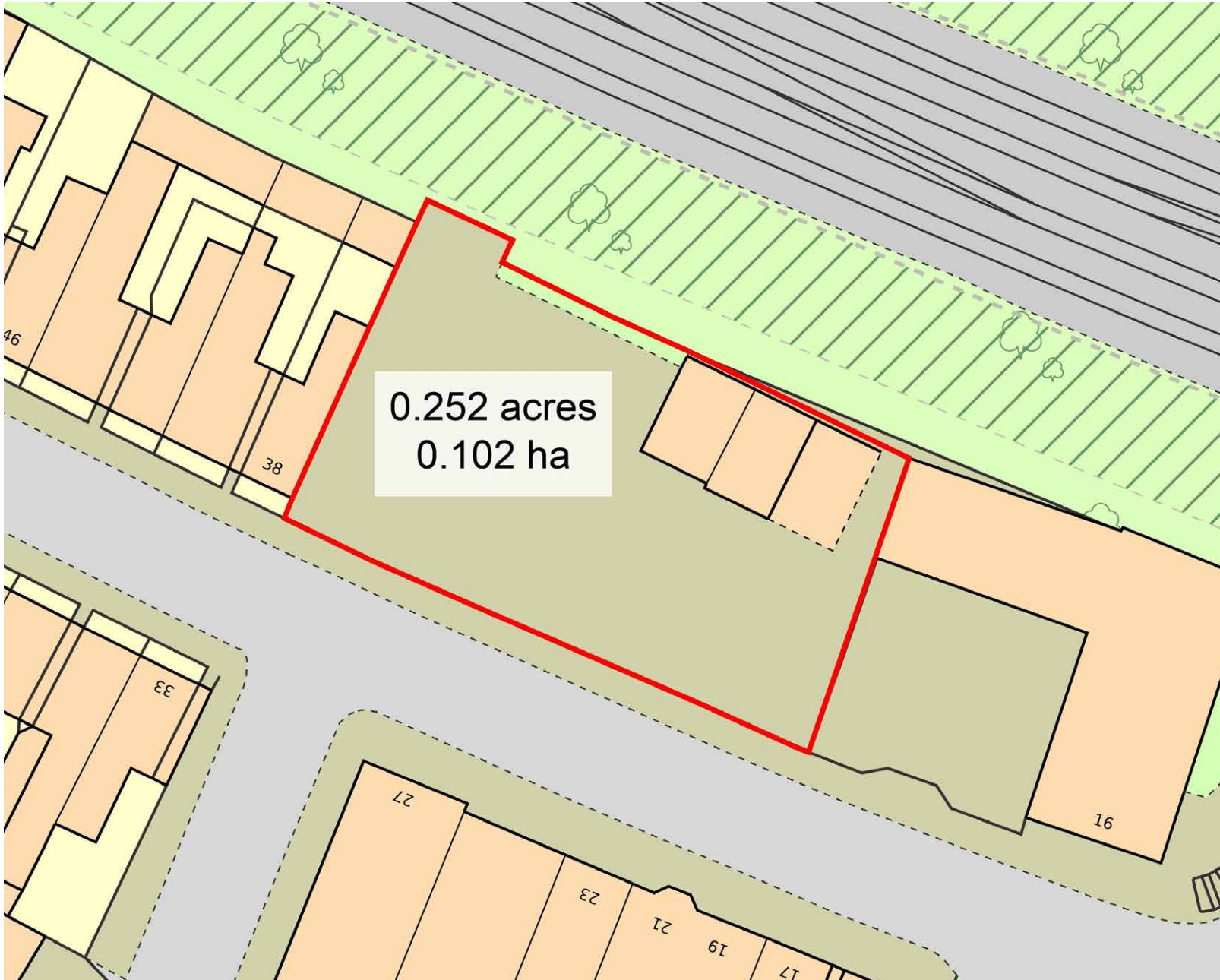
LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction

VIEWING

Strictly through the sole letting agents





To arrange a viewing please contact:



Zak Los

zak.los@g-s.co.uk

07392 087 514



Keith Watters

Keith.Watters@g-s.co.uk

07714 846 629

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2025