

FOR SALE/TO LET

43,154 Sq Ft

(4,009.01 Sq M)

- Roller shutter doors to both warehouses
- Eaves height of western warehouse - 6.4m
- Eaves height of high bay eastern Warehouse - 10.00m
- External loading canopy extending to 2,187 sq ft
- Secure on site parking for approximately 79 cars



Dallow Road

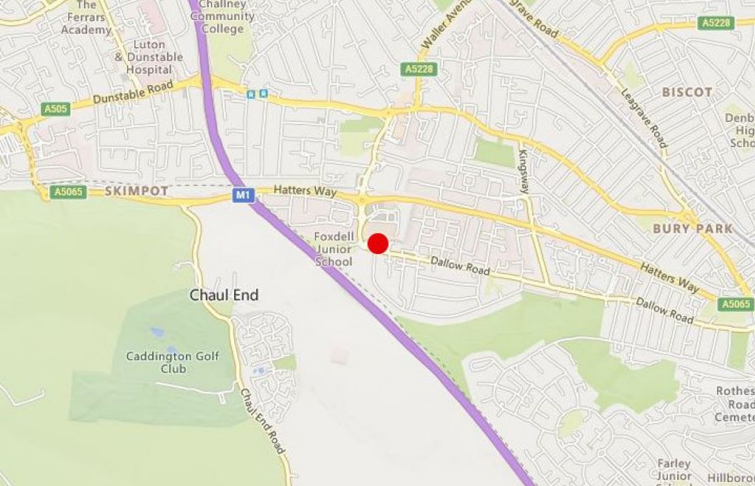
Luton, LU1 1UR

KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The property is situated on Dallow Road, a commercial area in Luton.
- The property is located 30 miles north of London and is situated adjacent to Junctions 10 and 11 of the M1 Motorway.
- London Luton Airport is within 4.2 miles
- Legrave Train Station is within 1.8 miles and Luton Central Train Station is within 2.3 miles.
- Nearby occupiers include B&Q, TradePoint, Aldi, Hertz Luton, Kwik Fit and Screwfix.

 what3words

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 Google Maps

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DESCRIPTION

- A two storey office building with two interconnecting warehouse units.
- The two storey office building comprises a main reception and canteen area at ground floor level with a number of smaller offices and meeting rooms with open plan office to the rear.
- There are two interconnecting doors to the eastern warehouse. There are mezzanines within warehouses providing further office accommodation.
- The western elevation has two external roller shutter loading doors with heights of 4.73m.

TERMS

Available by way of a new FRI lease, £400,000 per annum exclusive. VAT is payable
 The freehold interest is available to purchase for £6,000,000.
 The rateable value is £290,000. For the rates payable please contact us or www.voa.gov.uk
 EPC - Band C (68)

ACCOMMODATION

Two Storey Offices (Total Ground and First Floor)	1,092.13 SQ M	11,756 SQ FT
West WH (Ground Floor warehouse space)	1,245.14 SQ M	13,403 SQ FT
West WH (Ground and mezzanine office)	215.71 SQ M	2,322 SQ FT
East WH (Ground Floor warehouse space)	1,365.35 SQ M	14,697 SQ FT
East WH (Ground and mezzanine office)	90.67 SQ M	976 SQ FT
Total	4,009.01 SQ M	43,154 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

CONTACT:

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