

MADE
FOR
TRADE

COSGROVE WAY

COSGROVE WAY | LUTON | LU1 1XL



Trade Counter/ Industrial Warehouse Unit Available **9,190 sq ft**

Established Trade Counter Location




5 Minute Drive To M1, Access To Luton Airport



Large Gated Yard & 6.8m Eaves Height



Comprehensively Refurbished

DUNMOORE 

REFURBISHED

The unit benefits from 6.8m eaves, LED lighting throughout, three-phase power, and a 5-metre wide roller shutter door. With direct access to the warehouse, the ground floor office provides practical ancillary space for warehouse staff, while the first floor offers a high-spec office environment complete with a contemporary integrated kitchen.



Gated
Yard



6.8m eaves
height



High Spec
Office



The unit benefits from a glazed trade entrance and an enclosed yard area of 4,500 sq ft.

Unit 14b

Warehouse	7,500 sq ft
Office	1,690 sq ft
Total	9,190 sq ft GIA

Location

Cosgrove Way is one of Luton's principle industrial districts, accessed off Dallow Road and visible from Hatters Way. Arterial routes (notably M1 and A505) are within proximity.

Nearby occupiers include:



Topps Tiles



Rent

POA.

Rates Payable

To be reassessed.

Terms

The unit is available on a new full repairing and insuring lease.

VAT

All figures quoted exclude VAT where applicable.

EPC

EPC rating B.

Further Information & Viewing

Please contact the agents below:



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