

# SEDGWICK RD

NORTH LUTON INDUSTRIAL ESTATE | LU4 9DT

UA  
URBAN  
ASSOCIATES  
REAL ESTATE



- > RARE FREEHOLD OPPORTUNITY
- > RECENTLY OVERCLAD & NEW EXTERNAL DOORS & WINDOWS
- > LOCATED CLOSE TO J.11A OF THE M1 MOTORWAY
- > THREE SINGLE LEVEL LOADING ROLLER-SHUTTER DOORS TO THE FRONT ELEVATION
- > APPROXIMATELY 23 CAR PARKING SPACES
- > PROMINENT POSITION ON THE ESTATE

**FOR SALE/TO LET**

WAREHOUSE & OFFICE PREMISES ON 1.03 ACRES

**29,252 SQ FT (2,717 SQ M)**

PLUS MEZZANINE OF 9,800 SQ FT (910.45 SQ M)





J11A

M1

Cocado



1.2M SQ FT  
LOGISTICS HUB

LUTON RD

MILLA PARK

UNIT 4 SEDGWICK RD

TODDINGTON RD

SEDGWICK RD



**FREEHOLD: £3.975 MILLION**  
**TO LET: £9.00 PER SQ FT**

# VERSATILE WAREHOUSE



**HIGH-QUALITY DETACHED  
INDUSTRIAL UNIT**



**INTEGRAL TWO-STOREY OFFICES  
WITH RECEPTION**



**THREE ELECTRIC ROLLER SHUTTER  
LOADING DOORS**



**23 ON-SITE PARKING SPACES  
WITH SECURE YARD**



**ADDITIONAL 9,800 SQ FT  
MEZZANINE**



**LOCATED JUST OVER 1 MILE  
FROM M1 JUNCTION 11A**



**EPC RATING: C (67)**



**SITE AREA: 1.03 ACRES (0.42 HA)**



Unit 4 comprises a detached warehouse with a modern two-storey office block to the front. The building is of steel portal frame construction, offering generous clear height of 6m, excellent natural light, and flexible internal layouts.

#### WAREHOUSE INCLUDES:

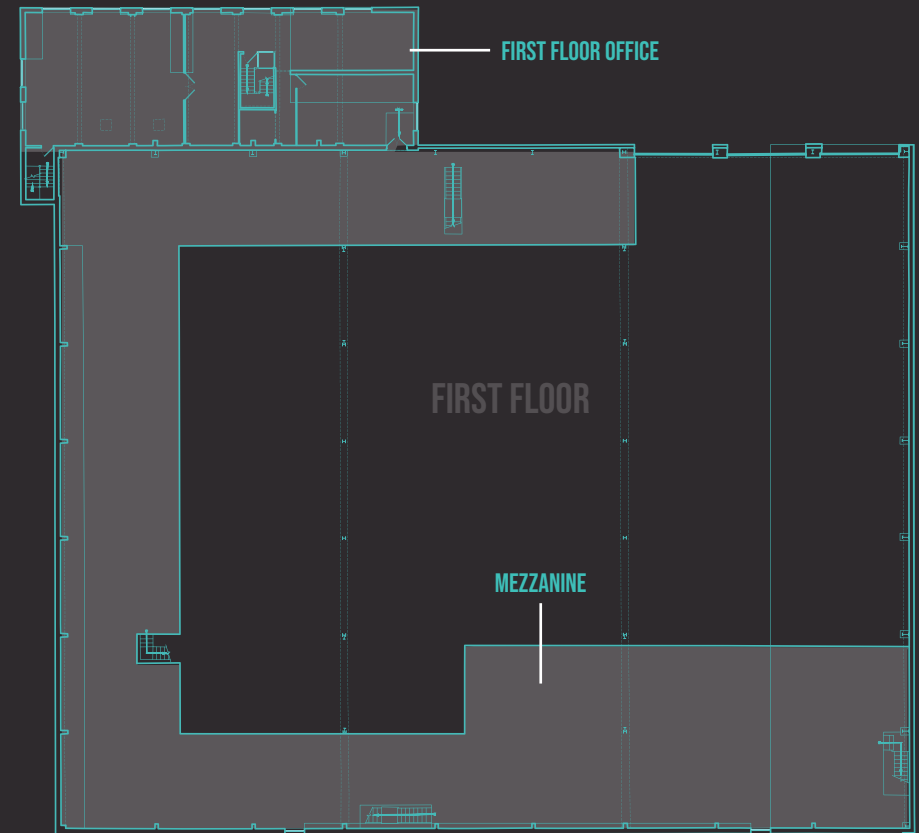
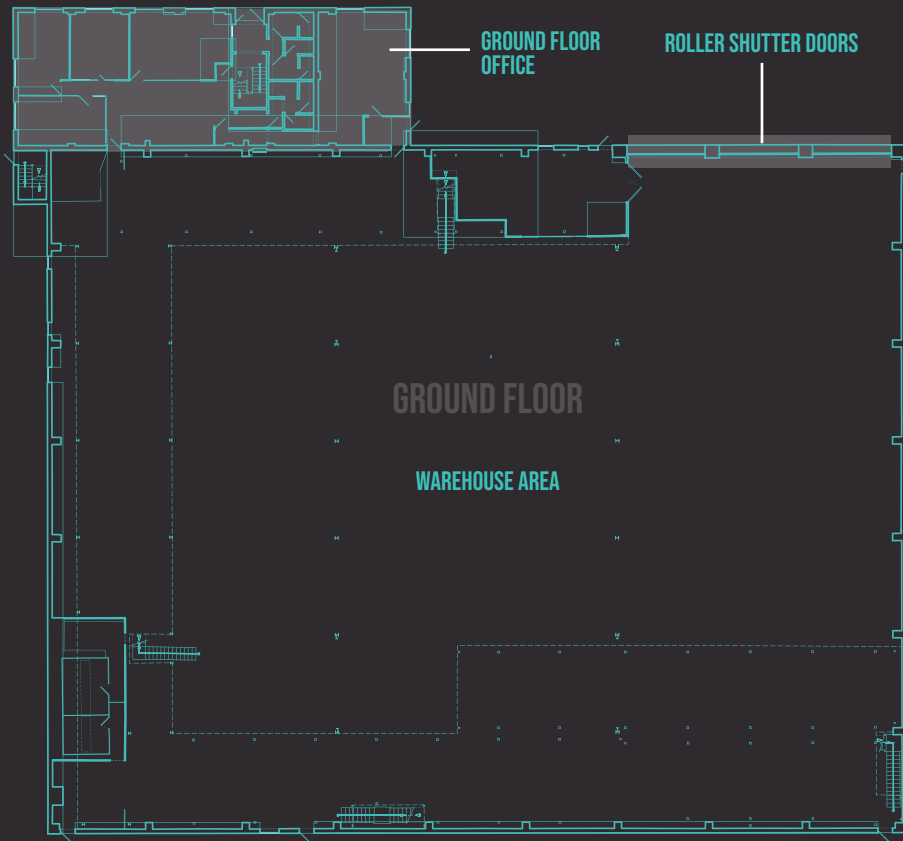
- Three full-height roller shutter doors
- Clear open span with good eaves height
- Lighting, heating and 3-phase power
- Access to secure yard and loading area

#### OFFICES INCLUDE:

- Reception area
- Open-plan and private rooms
- WCs, kitchenettes and staff welfare areas
- Perimeter trunking and suspended ceilings



# IMPRESSIVE COMMERCIAL OFFERING



| Ground Floor                            | sq m         | sq ft         |
|---|--------------|---------------|
| Warehouse                               | 2,297        | 24,728        |
| Offices                                 | 210          | 2,262         |
| First Floor                             |              |               |
| Offices                                 | 210          | 2,262         |
| <b>TOTAL (Excl. mezzanine)</b>          | <b>2,717</b> | <b>29,252</b> |
| Mezzanine floor (not included in total) |              | Approx. 9,800 |



Measured in accordance with RICS Property Measurement Standards (6th Edition)



## KEY CONNECTIONS

**M1 (Junction 11a):**  
1.2 miles approx.

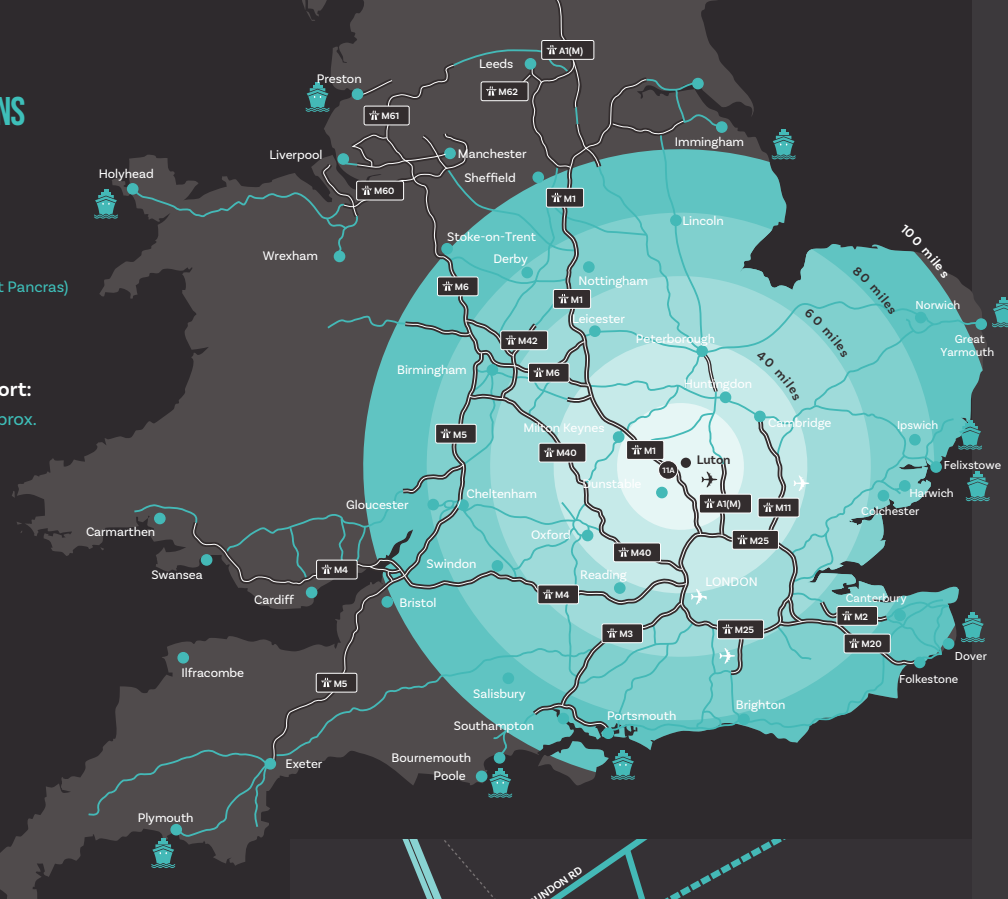
**Leagrave Station:**  
1 mile approx.  
(Thameslink to London St Pancras)

**Luton Station:**  
3 miles approx.

**London Luton Airport:**  
5 miles (8 km) approx.

### HGV DRIVE TIME KEY

|  |              |
|--|--------------|
|  | 2 hrs        |
|  | 100 miles    |
|  | 1 hr 40 mins |
|  | 80 miles     |
|  | 1 hr 20 mins |
|  | 60 miles     |
|  | 50 mins      |
|  | 40 miles     |
|  | 17 mins      |
|  | 20 miles     |



# STRATEGIC LUTON LOCATION

Unit 4 is located on Sedgwick Road, within the North Luton Industrial Estate – a well-connected and highly regarded commercial location to the north of Luton town centre.

Occupiers benefit from immediate access to major road networks, with the site positioned just over 1 mile from Junction 11a of the M1, offering convenient routes into London, the Midlands and beyond.

Nearby amenities include trade counters, supermarkets, fuel stations and public transport links.

## TENURE & TERMS

Freehold / Leasehold.

## ADDITIONAL INFORMATION

EPC Rating: C (67).

Services: Mains gas, electricity (3-phase), water and drainage connected.

Business Rates: RV £171,000 (verify with VOA/local authority).

## FURTHER INFORMATION

For information please contact the joint agents:

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