

# 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

Contact: Eamon Kennedy or Paul Quay

Tel: **01582 738866**

**eddisons.com**





## 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.
- Leagrave 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

///flying.hangs.puts

 Google Maps

Click here



## 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](http://www.voa.gov.uk)

## Accommodation (Gross Internal Area\*)

Two Storey Offices	1,092.13 SQ M	11,756 SQ FT
West WH	1,245.14 SQ M	13,403 SQ FT
West WH	215.71 SQ M	2,322 SQ FT
East WH	1,365.35 SQ M	14,697 SQ FT
East WH	90.67 SQ M	976 SQ FT
<b>Total</b>	<b>4,009.01 SQ M</b>	<b>43,154 SQ FT</b>

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

EPC: C-68

**Business Rates:** The rateable value is £290,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

EAMON KENNEDY

07887 835 815 [eamon.kennedy@eddisons.com](mailto:eamon.kennedy@eddisons.com)

PAUL QUY

07917 268653 [paul.quy@eddisons.com](mailto:paul.quy@eddisons.com)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.