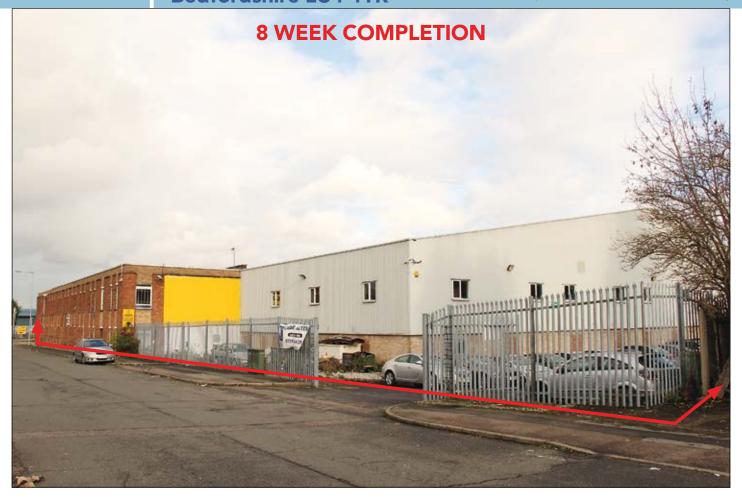
(APPROX. £57 PSF FREEHOLD)



SITUATION

Located close to the junction with Dallow Road, on this well established industrial estate amongst such other occupiers including Arjo Huntleigh and Lyreco. Luton town centre is only approx. 1½ miles to the east and the M1 (Junction 11) is approx. 1¾ miles to the west.

Luton is a well known commercial centre with an international airport, approx. 30 miles north of central London.

PROPERTY

A substantial Warehouse Unit with trade counter area and front two storey section on approx. 2.04 acre site benefiting from:

- 22'9" eaves height
- 3 roller shutter doors within a covered loading bay
- Additional roller shutter on side elevation
- Ample parking in 2 car parks

The property benefits from Planning Permission dated 11th March 2015 by Borough of Luton for 'Change of use from Class B1 (light industrial) to Class B8 (storage and distribution) to provide a wholesale cash and carry (Planning Ref. 14/01595/COU).

Vacant 61,620 sq ft Warehouse Unit

The Surveyors dealing with this property are STEVEN GROSSMAN and ELLIOTT GREENE

ACCOMMODATION

Warehouse GIA Approx. 51,245 sq ft'

Offices

GIA 9,190 sq ft' Approx.

Works Offices (1" floor)

GIA 1,185 sq ft' Approx.

Total GIA Approx. 61,620 sq ft'

'Areas supplied by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

VENDOR'S SOLICITORS John Bays & Co – Tel: 020 8881 3609 Ref: J. Bays – Email: law@johnbays.co.uk

Unit 8 Finway, Dallow Road, Luton, Bedfordshire LU1 1TR

