

An aerial photograph of the Walter Lawrence Trading Estate in Dunstable, Bedfordshire. The image shows several large industrial buildings with corrugated metal roofs, parking lots filled with cars, and surrounding residential areas. The text is overlaid on the image in white.

Walter Lawrence Trading Estate

Dunstable | Bedfordshire | LU6 1BD

Refurbished warehouse / industrial units from 8,932-10,497 sq ft
TO LET

Refurbished accommodation on an established industrial estate with excellent connectivity to the M1

UNIT 1
10,497 sq ft

UNIT 8
8,932 sq ft

UNDER REFURBISHMENT -
Available September 2026

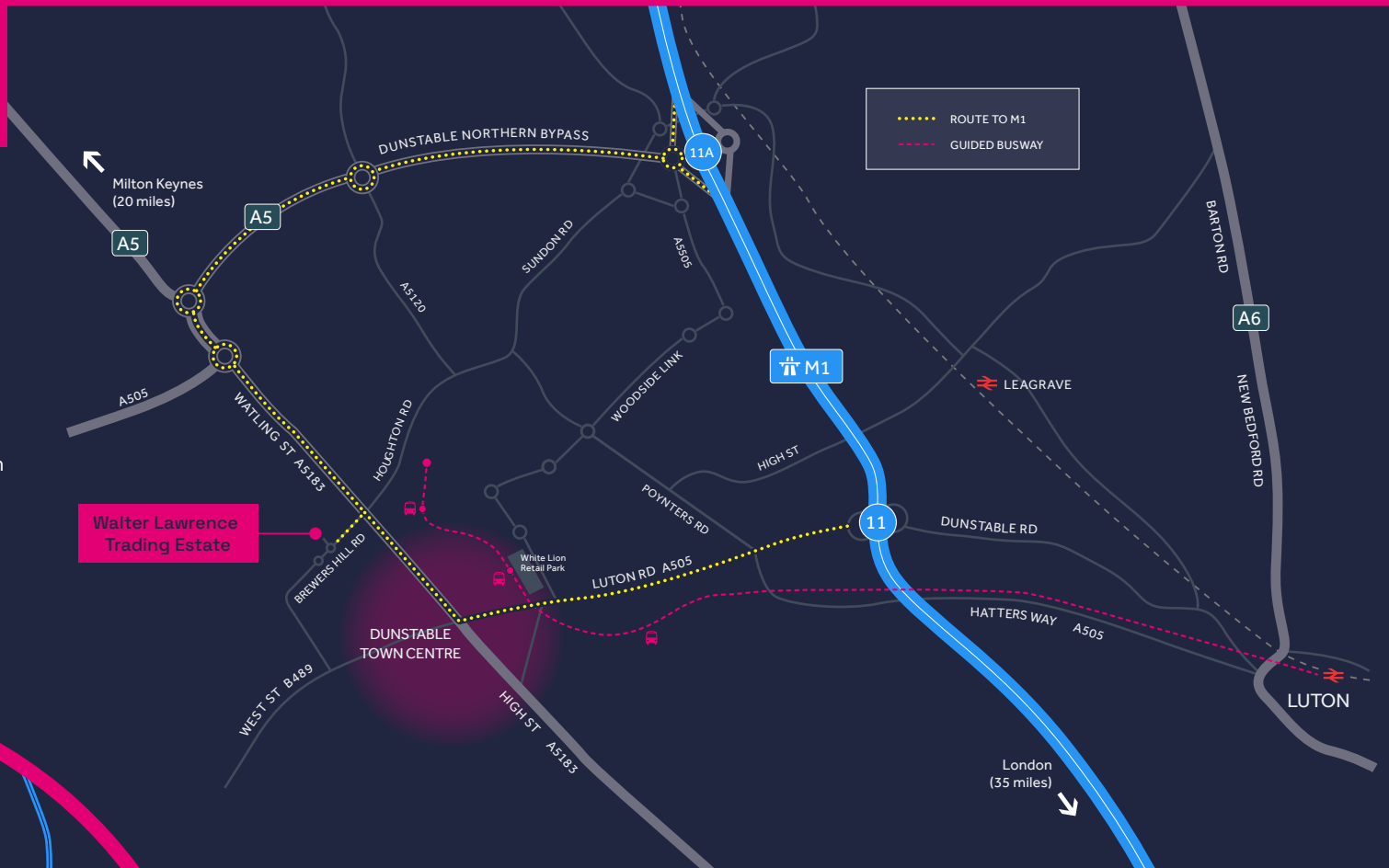
Brewers Hill Road

Creasey Park Drive

Location

Walter Lawrence Trading Estate is situated on the northern edge of Dunstable, close to the A505 (High Street North) just off of Brewers Hill Road. The A5-M1 Link is approximately 1.5 miles away and M1 Junction 11A is approx. 4.5 miles away.

Existing occupiers on the estate include Hardings Accident Repair, Stabilo and Curvature Group. The nearest train stations are either Luton or Leighton Buzzard, which both run services to London.



Luton Airport	10 miles
London Heathrow Airport	36 miles
Stansted Airport	57 miles
London Gatwick Airport	74 miles



M1 Junction 11	3 miles
M1 Junction 11A	4.5 miles
M25 J21	15 miles
Central London	38 miles
M1/M6 junction	50 miles
Birmingham	83 miles



London St Pancras	22 mins
Blackfriars	35 mins
Gatwick Airport	1 hr 20 mins

Fastest typical train times from Luton station

Unit 1

An end-of-terrace warehouse unit situated in the north of Dunstable. The unit has been comprehensively refurbished and consists of a warehouse with steel portal frame construction providing 5.75m eaves height, with brick elevations and overclad metal sheeting at the upper level. Ground floor office space, kitchenette and wc facilities plus self-contained first floor office accommodation. The refurbishment includes a new roof, a new electrically operated up and over loading door, motion activated LED lighting throughout, new pedestrian doors, new double glazed windows, over-cladding on the front elevation, refurbished first floor offices, WC facilities and an EV charging point. The unit has three phase power and a mains gas supply (capped).

	Sq Ft	Sq M
Warehouse	9,635	895.12
1st floor offices	862	80.08
Total	10,497	975.20

Areas above are GIA.

Comprehensive refurbishment including a new roof and external cladding

5.75m eaves height

First floor offices

15 parking spaces

Motion activated LED lighting throughout

Good access to the A5 - M1 Link and M1 J11A

New electrically operated loading door

1 EV charger

EPC RATING

B (28).

RENT

POA.

BUSINESS RATES

The unit has a Rateable Value which will need to be separately assessed.

SERVICE CHARGE

£9,390.54 per annum plus VAT.





New roof and
external cladding

New electrically operated
up and over loading doors

First floor offices

New double
glazed windows

New EV chargers

New security shutters
and front doors



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For further details or to arrange a viewing,
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