

UNIT 7 BARRATT INDUSTRIAL PARK

AIRPORT WAY | LUTON | LU2 9NH



6,048 SQ FT (561.88 SQ M)

A NEWLY REFURBISHED MID TERRACE WAREHOUSE UNIT FACILITY **TO LET**



COMPREHENSIVELY REFURBISHED



AIRPORT LOCATION



6M CLEAR INTERNAL HEIGHT



ONE UP AND OVER
LOADING DOOR



TWO STOREY OFFICES



LED LIGHTING THROUGHOUT

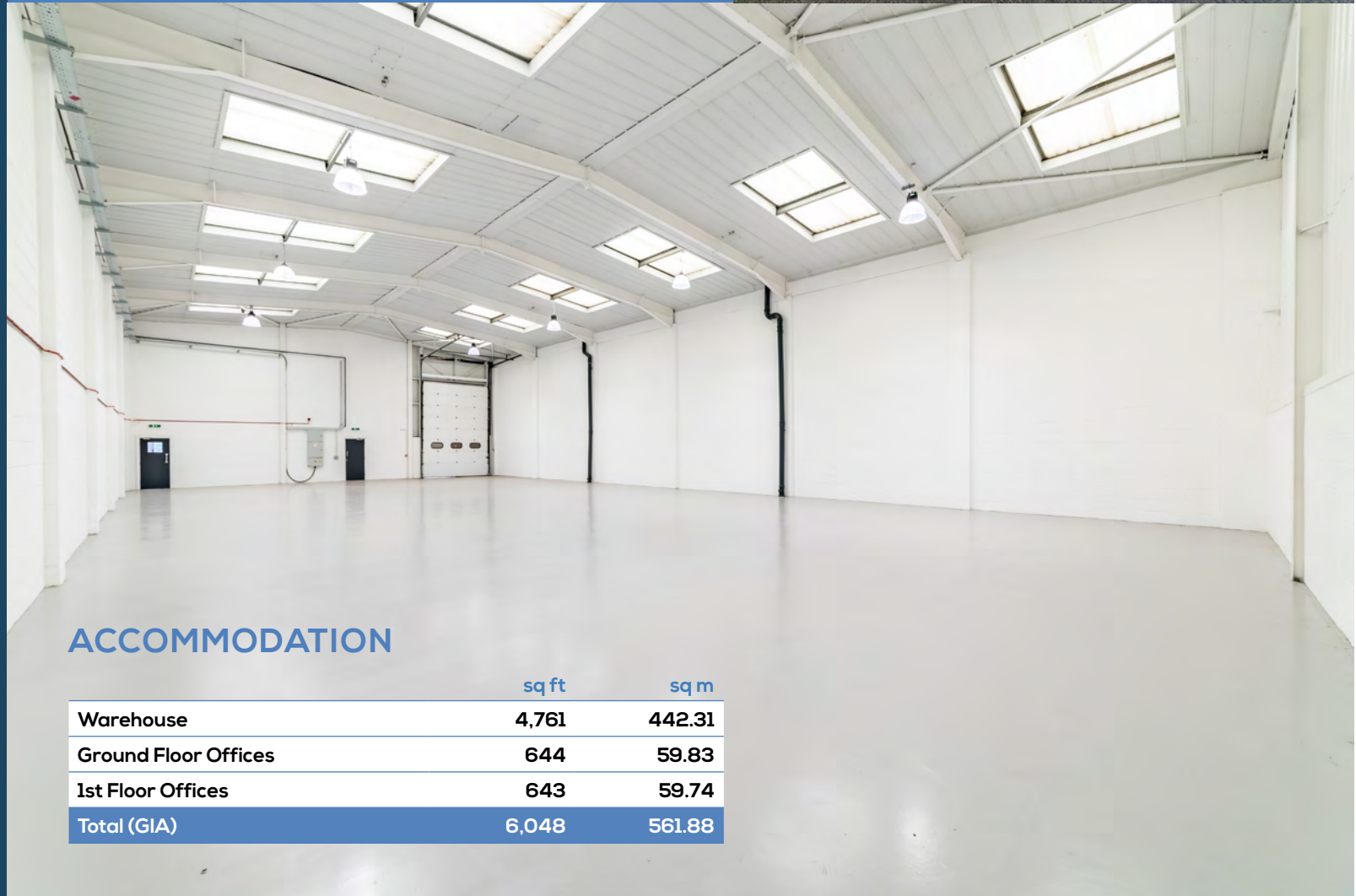


NEW DOUBLE GLAZED WINDOWS



2 MILES FROM M1 JUNCTION 10

A newly refurbished mid terrace warehouse unit close to London Luton Airport. The unit benefits from 6m clear internal height, one up and over loading door, new LED lighting throughout, two storey offices with new double glazed windows, whitewashed walls, 9 car parking spaces and three phase power. The unit is immediately available on a new lease.



ACCOMMODATION

	sq ft	sq m
Warehouse	4,761	442.31
Ground Floor Offices	644	59.83
1st Floor Offices	643	59.74
Total (GIA)	6,048	561.88

LOCATION

Barratt Industrial Park sits at the bottom of Airport Way, one of the main roads leading directly to London Luton Airport with excellent access to Luton town centre, Luton Parkway train station and M1 Junction 10, which is 2 miles away via the A1081 dual carriageway.



TENURE

Available on a New Lease basis only. Please contact the agent for quoting terms.

EPC

B (33).

AVAILABILITY

Available immediately.

RENT

£12 per sq ft.

SERVICE CHARGE

£0.54 per sq ft (2025 budget figure).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable value of £48,000 within the 2023 Rating List.

VIEWINGS

Viewing strictly by prior appointment via the sole agents:



Dan Jackson

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This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 10/25