

Units B & C

Laporte Way

TO LET

Prominent Detached Warehouse Units

34,952 - 75,537 sq ft

(3,247 - 7,018 sq m) approx

Luton, LU4 8RJ

[///venues.skips.swift](https://venues.skips.swift)

Suitable for alternative uses

Unit B



Due to undergo refurbishment



Clear internal height of 6.5m rising to 9.5m at the apex



4 level access loading doors



25m deep secure rear yard



54 car parking spaces



Air-conditioned office accommodation



LED lighting throughout



EV charging

Ground Floor



Unit B comprises a detached warehouse of steel portal frame construction with a mix of profile metal and brick cladding under a pitched roof. Due to undergo refurbishment works shortly, the unit will provide high quality warehouse space with two storey office / ancillary accommodation. Externally there are generous parking provisions to the front and side of the unit as well as a gated secure yard to the rear.

Unit B	Sq ft	Sq m
Ground floor warehouse / ancillary	28,750	2,671.00
First floor office	6,202	576.20
Total	34,952	3,247.20



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Unit C



Comprehensively
refurbished



Clear internal height of 6.5m rising
to 9.5m at the apex



2 level access
loading doors



New roof coating system



Secure yard area to the rear
with 25m depth



53 car
parking spaces

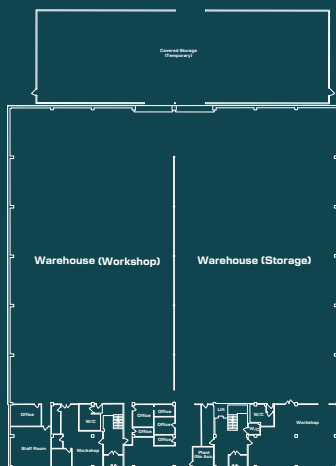


LED lighting throughout



External redecoration

Ground Floor



Unit C is a detached steel portal frame unit with a mix of profile metal and brick cladding under a pitched roof. The property has recently undergone comprehensive refurbishment including a new roof coating system and external redecoration. The property further benefits from first floor office accommodation with a ground floor reception and undercroft area, ample car parking to the front and side of the building as well as a gated secure yard to the rear.

Unit C	Sq ft	Sq m
Ground floor warehouse / ancillary	34,383	3,194.30
First floor office	6,202	576.20
Total	40,585	3,770.50



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APPROX 6 MINUTE DRIVE TO M1 JUNCTION 11



1. Bristol Laboratories
2. Kinship Logistics
3. S H Pratt Group
4. Arjo UK
5. Elmelin
6. Donya Foods
7. Plumbing Trade Supplies
8. Bennetts Car Parts

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Location

The units occupy a prominent position on Laporte Way and are accessed directly via Kingsway Road, just off the A505, providing excellent connectivity. As a result, the properties benefit from strong transport links by road, rail and air, with Junction 11 of the M1 approximately 1.4 miles away, Luton Station 1.8 miles distant, and London Luton Airport within 3.7 miles.

The town centre, railway stations and Airport are all easily reached by the Luton to Dunstable guided busway which has a stopping point within a 1 mile walk at Clifton Road.



	MINS	MILES
 M1 – Junction 11	6	1.4
 Luton Station	10	1.8
 Luton Town Centre	12	2
 Luton Airport Parkway Station	15	3.3
 London Luton Airport	15	3.7
 M1 / M25 Interchange	20	15
 M1 / M6 Interchange	55	50
 Central London	80	36

Source Google Maps

TERMS

The units are available on new full repairing and insuring leases with terms to be agreed.

RATEABLE VALUE

Unit B Rateable Value – £250,000

Unit C Rateable Value – £300,000

Interested parties are advised to make their own enquiries directly with the local authority.



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT which will be applicable at the prevailing rate.

EPC

Unit B Laporte Way – B (34)

Unit C Laporte Way – C (68)

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with a new letting.



GET IN TOUCH

For further information please reach out to the agents:

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