

UNIT C

Laporte Way, Luton **LU4 8EF**

TO LET



40,585 SQ FT
(3,770 SQ M)

Prominent Detached Warehouse
UNDERGOING REFURBISHMENT

**Lambert
Smith
Hampton**

Unit C, Luton LU4 8EF

Description

Unit C Laporte Way comprises a detached steel portal frame warehouse that is currently undergoing refurbishment. The property benefits from a clear internal height of 6.5m rising to 9.5m at the apex, two level access loading doors, ground floor reception and undercroft area as well as first floor office / ancillary accommodation.

Externally there is a secure yard area to the rear and generous parking provisions to the front and side elevations which include 2 EV charging stations.

ACCOMMODATION	Sq Ft	Sq M
Ground Floor	34,383	3,194
First Floor Office	6,202	576
TOTAL (GEA)	40,585	3,770

Specification

- Undergoing refurbishment
- Clear internal height of 6.5m rising to 9.5m
- Two level access loading doors
- Secure yard area to the rear
- Ample onsite parking provisions
- Excellent access to the M1 (J11) and Luton Airport

Location

The unit occupies a prominent position on Laporte Way which is accessed via the Kingsway Road, immediately off the A505 providing the site with good connectivity. As a result, the unit benefits from excellent transport links via road, rail and air with the M1 J11 (1.5 miles), Luton Airport Parkway Station (3.2 miles) and London Luton Airport (3.8 miles) all within proximity.

EPC

C-68
Targeting EPC B following refurbishment

Terms

Available by way of a new full repairing and insuring lease with terms to be agreed.

Rent

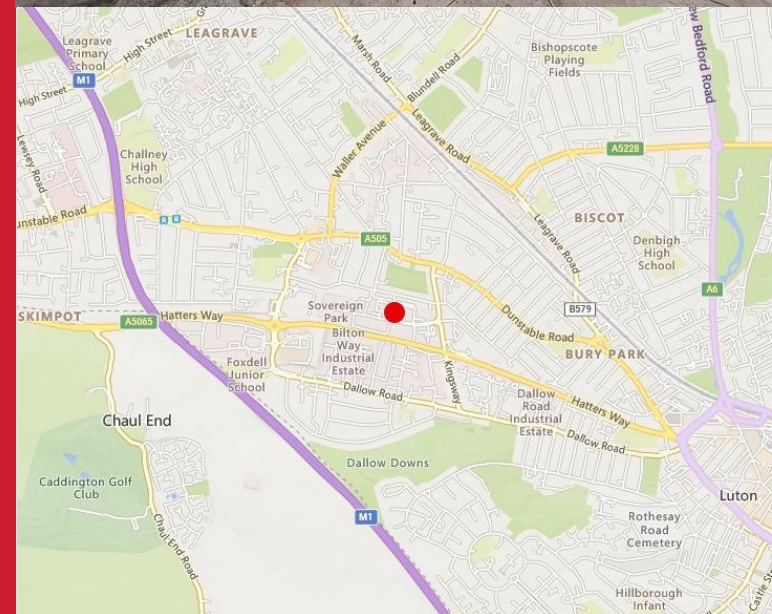
On Application

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

Legal Costs

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



lsh.co.uk

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS. Date published: 12-Feb-2026

Viewings

By prior appointment only.

JOE SKINNER
M 07739 973929
E j Skinner@lsh.co.uk

LOUIS DAY
M 07708 479451
E LDay@lsh.co.uk

**Lambert
Smith
Hampton**