

Available Now

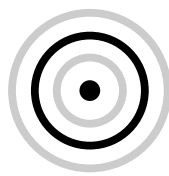
TO LET

Modal 2

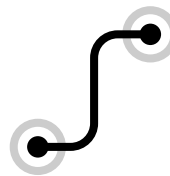
Luton



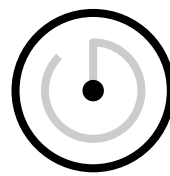
1 Acre Prime, Secure, Self Contained Open Storage Site



Prime Industrial Location



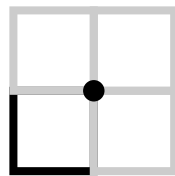
2.5 miles to J11(A) of the M1



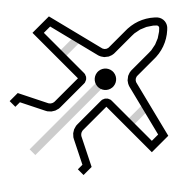
24/7 access



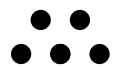
Self-contained and secure



Concrete surfaced



6.5 miles from Luton
42 miles from Heathrow



Location

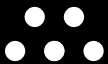
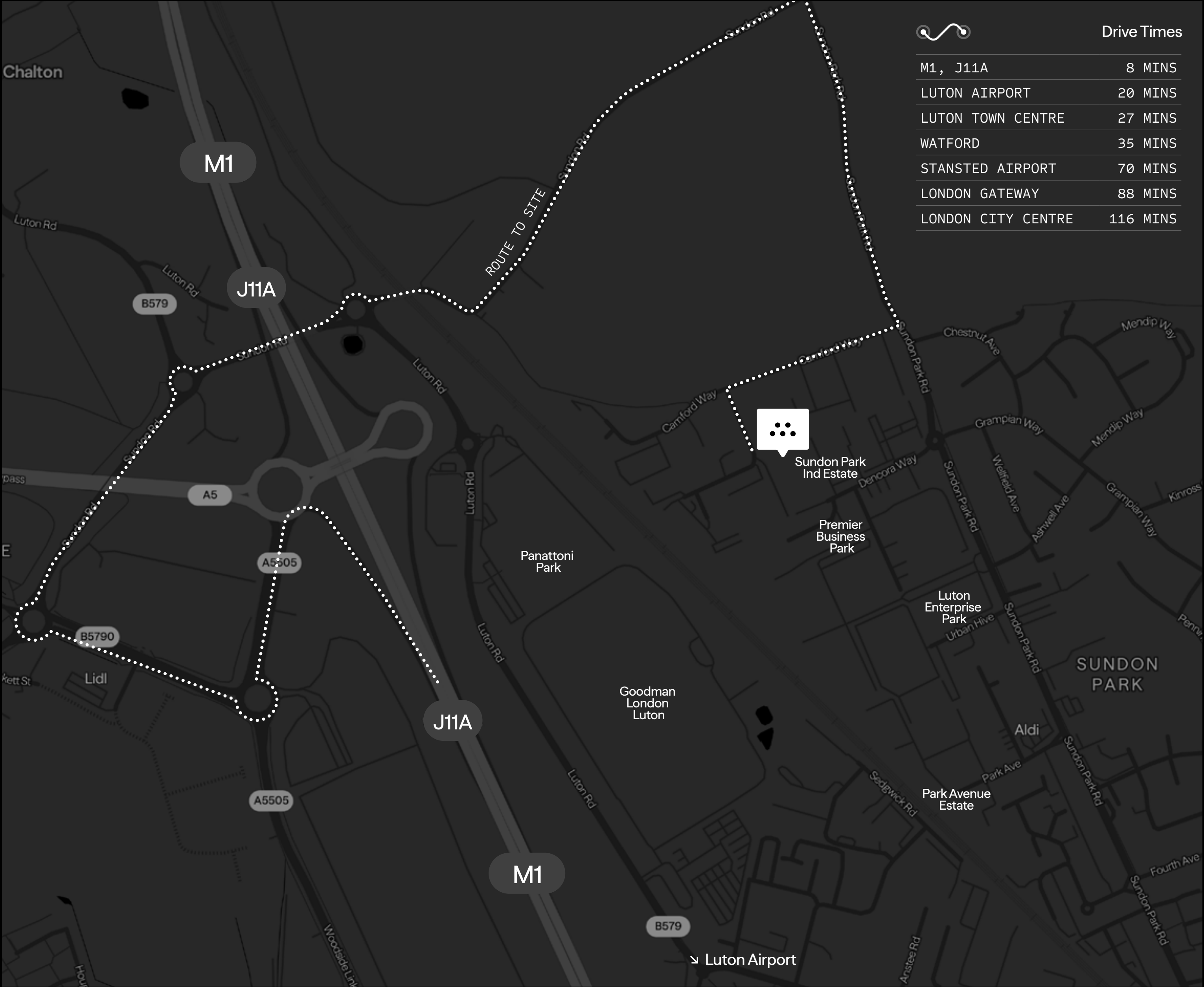


The asset is located within the well-established Sundon Park Industrial Estate in Luton.

The location offers excellent connectivity, lying just 2.5 miles from Junction 11A of the M1 Motorway, providing fast and efficient access to the national road network.

This strategic position places the site within easy reach of key logistics hubs and the wider South East region, whilst London Luton Airport Parkway is 6.5 miles to the east (c.20 minutes drive).

This makes it ideal for occupiers requiring strong regional and national transport links.



Aerial

Luton

AO Luton

The Delivery Group

M1

LIDL

Land Under Development

Premier Business Park

Hillwood / Trebor Development

Park Your Truck

Bristol Labs

Brett Martin

Nationwide Platforms

Sundon Park Industrial Estate

← Camford Way Entrance

INDICATIVE BOUNDARY LINE

80 CAMFORD WAY • LUTON • LU3 3AN



Site Plan

● YARD AREA
(GEA)

c. 1.0 acre

● WORKSHOP AREA
(GIA)

377.2 sq m / 4,060 sq ft

The site comprises an open storage (B8) compound extending to approximately 1 acre.

The site benefits from its own dedicated access off Camford Way via a secure, electronically operated gate. It is fully enclosed with perimeter palisade fencing, full concrete hardstanding and a standalone workshop extending to 4,060 sq ft. The site is independently serviced with mains power and water.

As shown on the adjacent plan, the site will be divided with the installation of a new palisade fence.

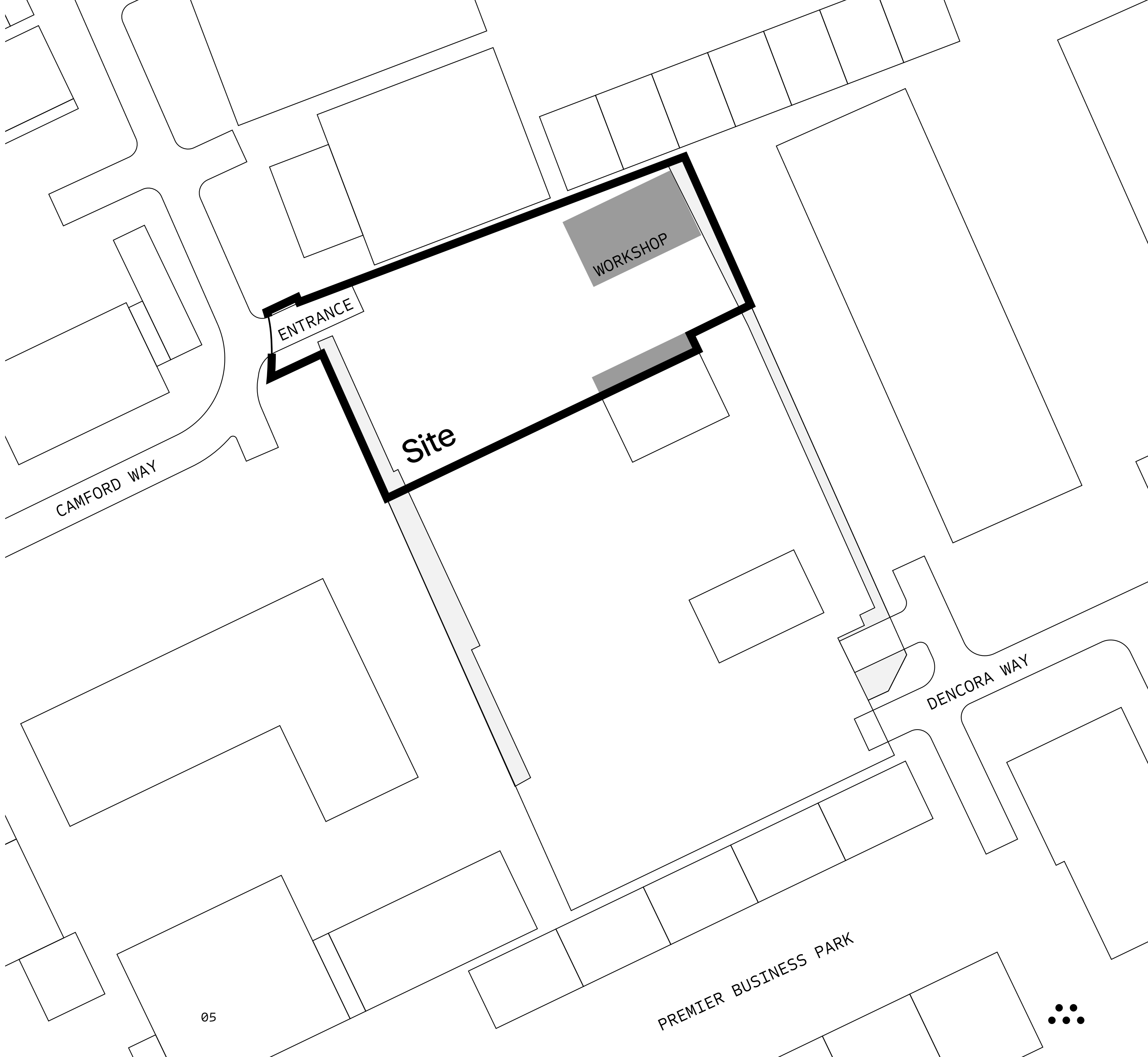
Located within a well-established industrial area, the site is surrounded by modern warehouse and industrial units, creating a busy and active commercial environment.

The estate benefits from wide internal roads, excellent HGV circulation, and strong connectivity to key arterial routes.

Currently used for the storage and staging of access equipment, the yard offers an ideal opportunity for occupiers seeking secure and high quality open storage space in a prime, strategic location.

INDICATIVE BOUNDARY LINE

80 CAMFORD WAY • LUTON • LU3 3AN



Site Details



C.4K SQ FT WAREHOUSE

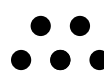


ENTRANCE GATE



INDICATIVE BOUNDARY LINES

80 CAMFORD WAY • LUTON • LU3 3AN



View Drone
Footage



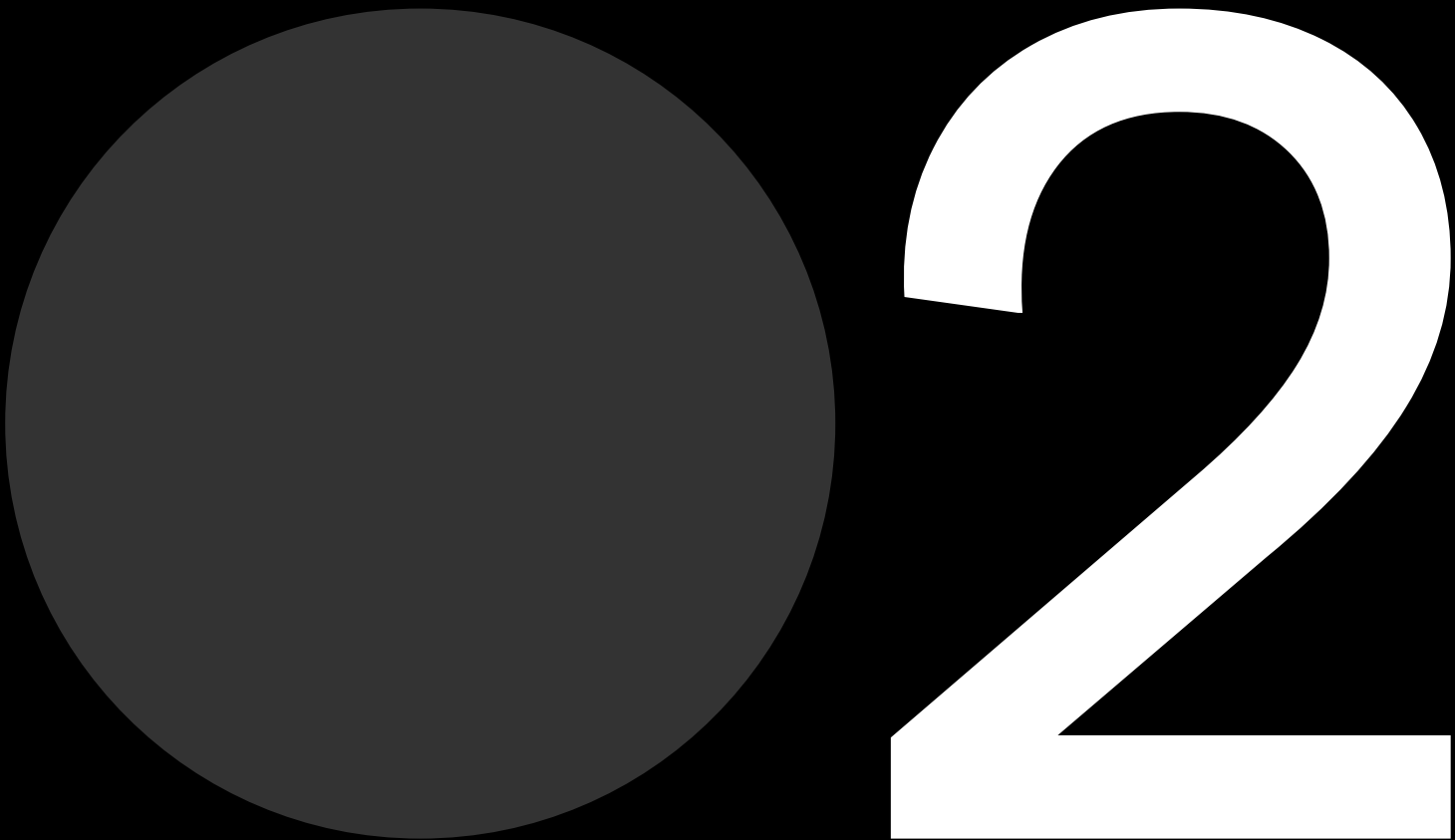
INDICATIVE BOUNDARY LINE

80 CAMFORD WAY • LUTON • LU3 3AN



Modal 2

Luton



Legal Costs

Each party is to be responsible for their own legal costs incurred.

VAT

The property is VAT registered.

Planning

The property benefits from B8 (Storage and Distribution) use.

Business Rates

The VOA shows an entry in the current rating list of £39,500.

We understand that the estimated rates payable for 2025/26 are £19,750. This is indicative only and interested parties should make their own enquires of the VOA / refer to the Local Rating Authority – Luton Council – 01582 546035.

EPC

The current EPC rating is C(62). A copy of the certificate is available on request.

Other

The site benefits from mains water and three-phase electricity supply with an available capacity of up to 277 kVA.

Contacts

For more information please contact:



ASSET MANAGER



Felix Sharman



Elliot Fletcher



Emma Bruce-Smythe

