



Unit 1, Walter Lawrence Trading Estate, Lawrence Way, Dunstable, LU6 1BD

To Let

Industrial Unit Available To Let Recently Refurbished



# Unit 1, Walter Lawrence Trading Estate, Lawrence Way, Dunstable, LU6 1BD

## Summary

- Lease: New Lease

## Further information

- [View details on our website](#)

## Contact & Viewings



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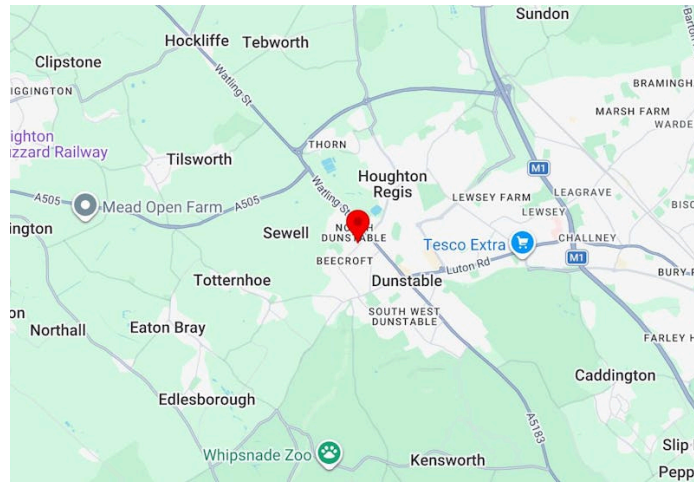


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## Joint Agents



**Dan Jackson (Adroit Real Estate Advisors Limited)**  
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## Description

Units 1 is an end of terrace warehouse units situated in the north of Dunstable. The units each benefit from 5.75m eaves height, an electrically operated up and over loading door, LED lighting within the warehouse, a new roof, over-cladding on the front elevation, first floor offices, wc facilities, three phase power and a mains gas supply.

Unit 1 is available separately however it can be combined with Unit 2 and taken as one.

Walter Lawrence Trading Estate is situated on the northern edge of Dunstable, close to the A505 (High Street North). The A5-M1 Link is approximately 1.5 miles away and M1 Junction 11A is approx. 4.5 miles away. The nearest train stations are either Luton or Leighton Buzzard, which both run services to London.

## Accommodation

Description	sq ft	sq m
Unit 1 - Warehouse	10,497	975.20
<b>Total</b>	<b>10,497</b>	<b>975.20</b>

## Specifications

- 5.75m eaves height
- First floor offices
- LED lighting throughout
- Good access to the A5 - M1 Link and M1 J11A
- One up and over loading door
- Can be combined with Unit 2

## Business Rates

To be reassessed.

## Service Charge

Applicable. Budget figures available upon request

## Amenities & Specifications

Build Status: Refurbished