

Unit 4 Airport Executive Park

President Way, Luton, LU2 9NY

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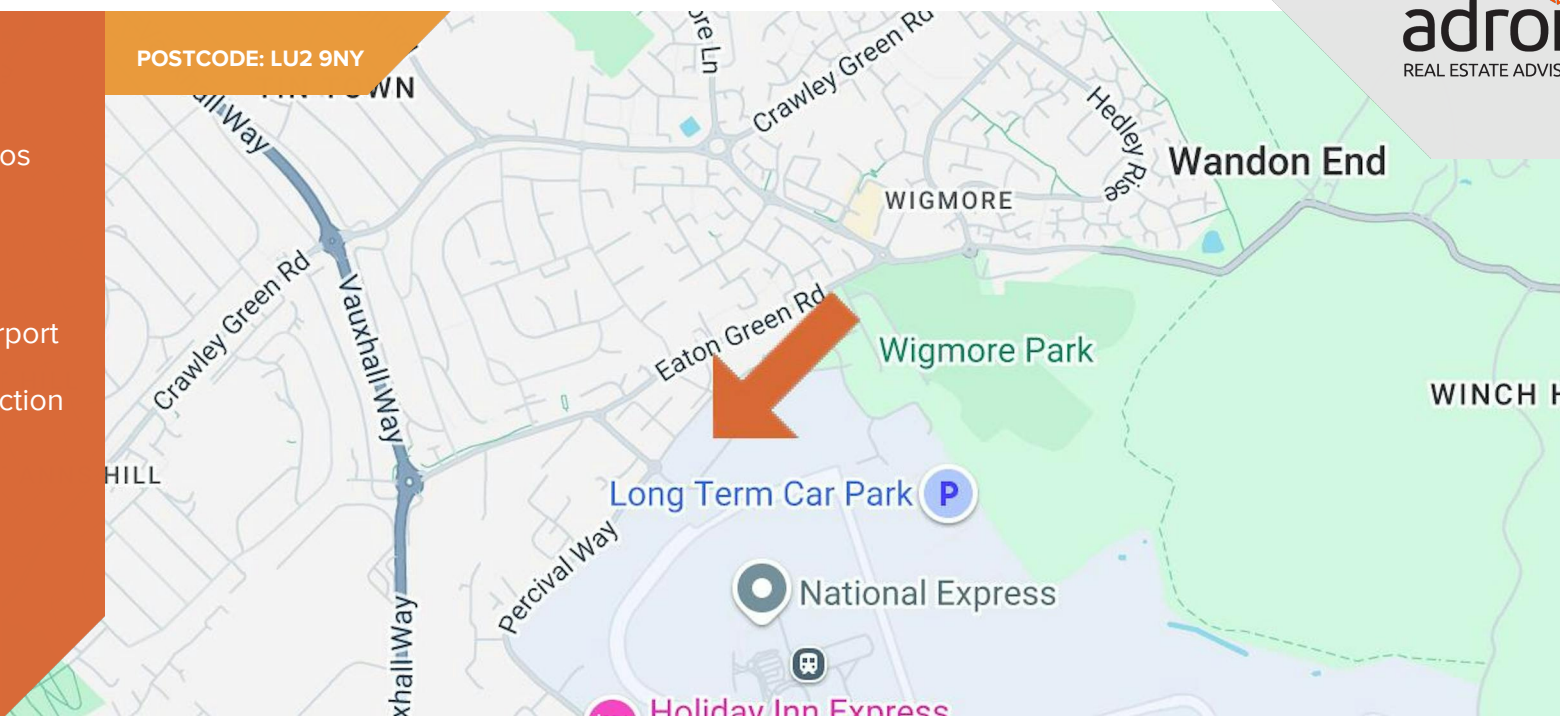
TO LET

9,659 sq ft (897.35 sq m)



- Due to be available Q4 2025
- Awaiting refurbishment (photos from 2019)
- 6m eaves height
- Adjacent to London Luton Airport
- 3 miles (10 mins) from M1 Junction 10
- One loading door
- First floor offices

POSTCODE: LU2 9NY



Description

Unit 4 Airport Executive Park forms part of a block of units with car parking and loading around the perimeter. The unit benefits from 6m eaves height, first floor offices, LED lighting and a three phase power supply. The unit is currently occupied but the existing occupier is intending to vacate when their new facility is available in September 2025. Once vacant, the property will be refurbished and available to let on a new lease.

The photos used are from when the property was previously vacant in 2019.

Location

Airport Executive Park sits on President Way which forms part of the main industrial area within the confines of London Luton Airport. M1 Junction 10 is approx. 3 miles away, accessed by the upgraded A1081 dual carriageway. Luton Parkway train station and Luton town centre are both in close proximity. Wiggmore local centre provides amenity nearby.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	7,710	716.28
1st - First Floor (Offices)	1,949	181.07
Total	9,659	897.35



Tenure

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

EPC

C (73)

Availability

Available Q4 2025 . Subject to vacant possession.

Rent

Rent on application

Service Charge

£9,270 per sq ft (2025 budget figure which also includes buildings insurance)

Legal Costs

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

Business Rates

Rateable Value of £78,500

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



Dan Jackson

M: 07841 684870

djackson@adroitrealestate.co.uk

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