



Unit 5, Trade City Luton, 98-172 Kingsway, Luton, LU1 1TT

To Let

Industrial / Trade / Warehouse Units Available To Rent Either Separately Or Combined



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Summary

- EPC: A (18)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



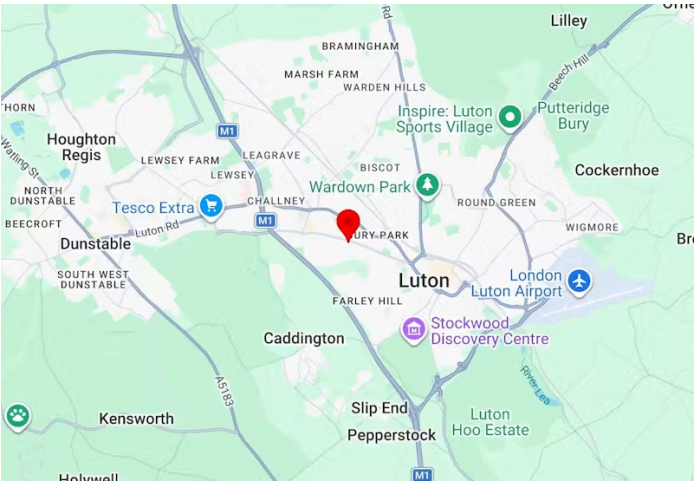
Niamh Bell
07889 907216
Niamh.Bell@jll.com



Sam Sandell
07711 978976
sam.sandell@jll.com



James Saxby
07801 667692
james.saxby@jll.com



Description

Unit 5 Trade City comprises a mid terrace, high quality unit extending to 5,281 sq ft, including 1,002 sq ft of first floor offices, whilst benefitting from 6.5m clear height, a level access loading door, forecourt loading, allocated parking, three phase power, an EV charging point and mains gas. The building currently retains the fit out of the previous tenant including a mezzanine floor, a ground floor trade counter area within the undercroft and a dedicated trade counter entrance.

Location

Trade City is located on Kingsway which forms part of the Dallow Road industrial area, one of the main, established industrial areas in Luton, located midway between the town centre and M1 Junction 11. The scheme benefits visibility from Hatters Way one of the main routes into the town centre carrying up to 25,000 cars per day. The Dallow Road industrial area has attracted a high concentration of trade counter and DIY occupiers including Travis Perkins, Screwfix, Edmundson Electrical and B&Q.

Accommodation

Description	sq ft	sq m
Warehouse, undercroft and reception	4,279	397.53
First floor offices	1,003	93.18
Total	5,282	490.71

Specifications

- Built in 2022
- Previous tenant fit out including ground floor trade counter and mezzanine (could be removed)
- Electric loading door
- Grade A first floor offices
- EV charging point and dedicated car parking
- 6.5m clear internal height
- Kitchenette facility
- Single w/c

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.

Travel

M1 (J11) - 1.5 miles - 5 mins
Luton Town Centre - 1.5 miles - 5 mins
Luton Airport - 4.2 miles - 15 mins
M25 (J21) - 15 miles - 22 mins
Milton Keynes - 21 miles - 30 mins
Heathrow Airport - 36 miles - 45 mins
Central London - 36 miles - 1 hr 20 mins

Amenities & Specifications

Build Status: 2nd Hand - Existing
Build Date: 2022
Loading Doors (Surface level): 2
Office Content (sq ft): 1003
Eaves Height (m): 6.5
Car Parking: Yes
Parking Type: Surface level
EV Charging Points: Yes
Kitchenette: Yes