



Unit 2, Walter Lawrence Trading Estate, Lawrence Way, Dunstable, LU6 1BD

To Let

Industrial Unit Available Recently Refurbished



Unit 2, 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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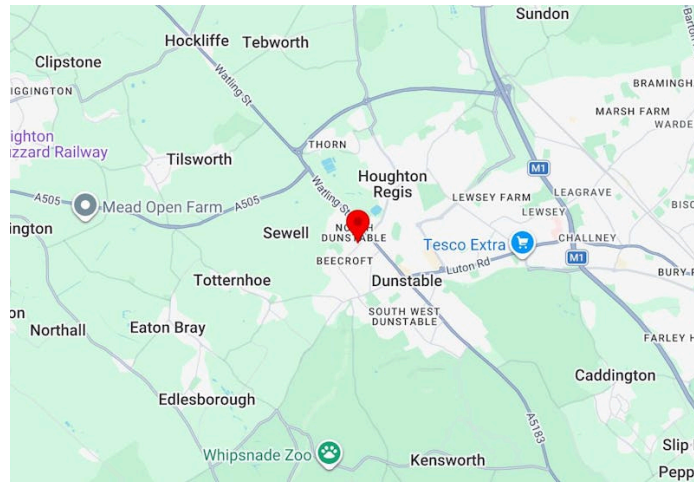


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Joint Agents



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Description

Unit 2 is end of terrace warehouse unit 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 2 is available separately however they can be combined with Unit 1 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.

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 1



Accommodation

Description	sq ft	sq m
Unit 2 - Warehouse	8,811	818.57
Total	8,811	818.57

Business Rates

To be reassessed.

Service Charge

Applicable. Budget figures available upon request

Amenities & Specifications

Build Status: Refurbished