

Unit 2 Walter Lawrence Trading Estate

Lawrence Industrial Estate, Dunstable, LU6 1BD

adroit
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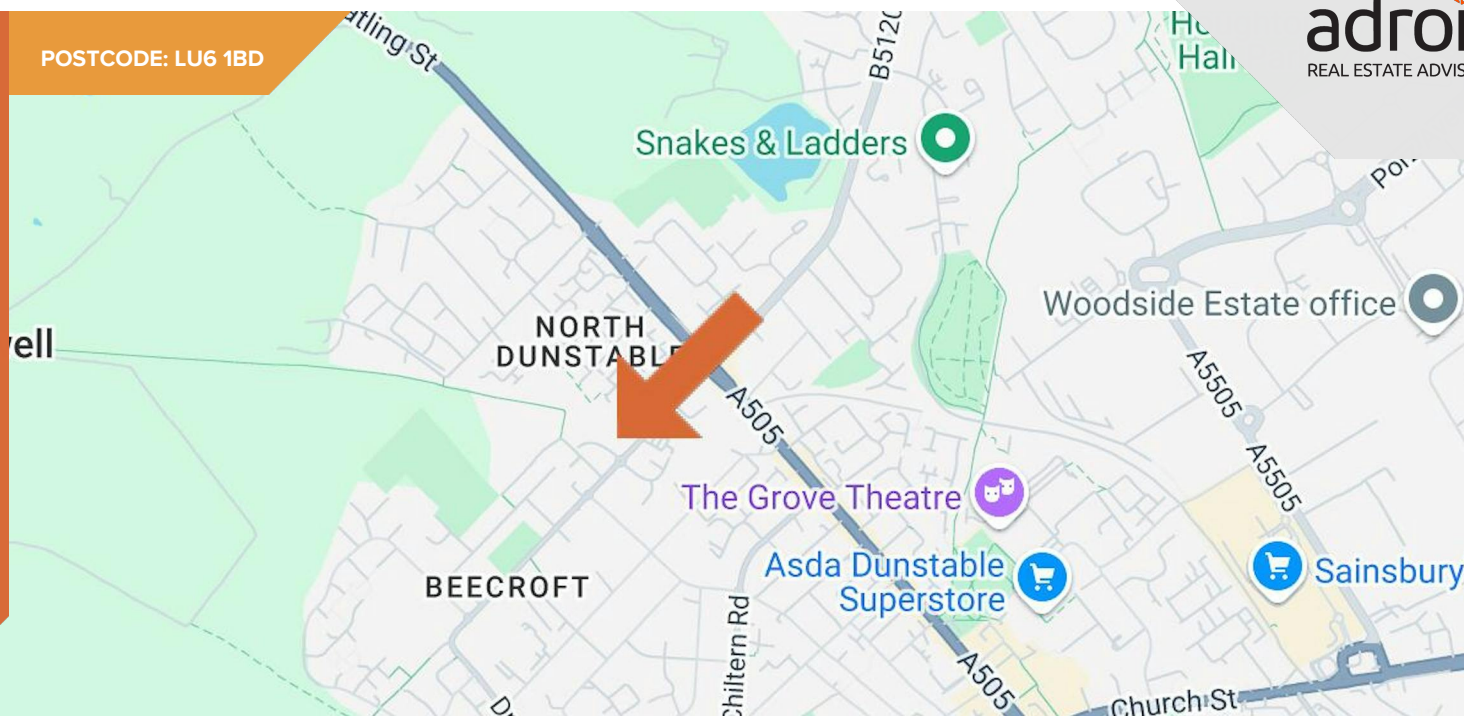


TO LET

8,811 sq ft (818.57 sq m)

- 5.75m eaves height
- First floor offices
- Being comprehensively refurbished including a new roof and external cladding
- LED lighting throughout
- Good access to the A5 - M1 Link and M1 J11A
- One up and over loading door
- Potential to combine with Unit 1 (10,947 sqft) to create a unit of 19,758 sqft.

POSTCODE: LU6 1BD



Description

A mid terrace warehouse unit situated in the north of Dunstable. The unit is undergoing a comprehensive refurbishment. Once refurbished the unit will benefit from a new roof, 5.75m eaves height, an electrically operated up and over loading door, LED lighting within the warehouse, over-cladding on the front elevation, refurbished first floor offices, wc facilities, three phase power and a mains gas supply.

Location

Walter Lawrence Trading Estate is situated on the northern edge of Dunstable, close to the A505 (High Street North) just off of Brewers Hill Road. The A5-M1 Link is approximately 1.5 miles away and M1 Junction 11A is approx. 4.5 miles away. Existing occupiers on the estate include Hardings Accident Repair, Stabilo and Curvature Group.

The nearest train stations are either Luton or Leighton Buzzard, which both run services to London.

Accommodation

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

Name	sq ft	sq m
Ground - Warehouse	7,940	737.65
1st - Offices	871	80.92
Total	8,811	818.57

Tenure

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

EPC

B (28)

Availability

Available Q4 2025

Rent

£11.95 per sq ft

Service Charge

£0.85 per sq ft (2025 Budget figure)

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

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

Adroit Real Estate Advisors



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