



To Let

**Industrial Units Available
Under Refurbishment
Units available separately or combined**

- 5.75m eaves height
- One up and over loading door
- First floor offices
- Comprehensively refurbished in 2019 including a new roof
- LED lighting throughout
- Good access to the A5 - M1 Link and M1 J11A

Units 1 & 2 Walter Lawrence Trading Estate

Lawrence Way, Dunstable, LU6 1BD

8,811 to 19,758 sq ft

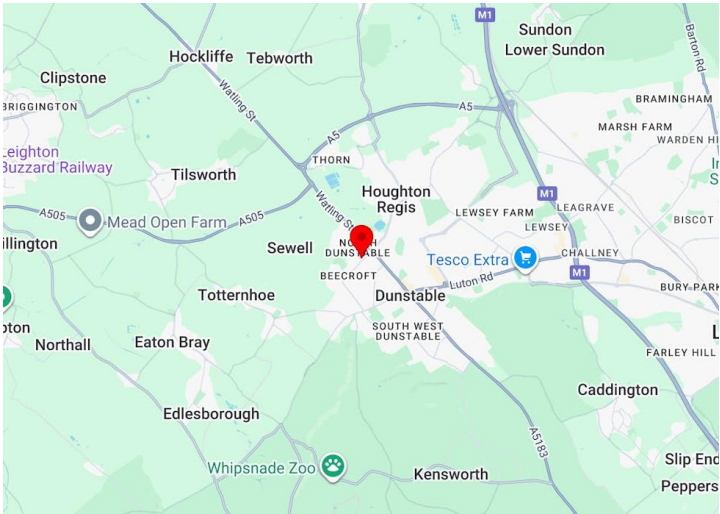
818.57 to 1,835.58 sq m

Reference: #273995

Units 1 & 2 Walter Lawrence Trading Estate



Lawrence Way, Dunstable, LU6 1BD



Summary

Available Size	8,811 to 19,758 sq ft / 818.57 to 1,835.58 sq m
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Unit 3 is a mid terrace warehouse unit situated in the north of Dunstable. The unit benefits 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. The unit was refurbished in 2019 and the landlord intends to undertake further works to bring the property back to this standard. The photos taken show the unit following a refurbishment in 2019.

Units 1 and 2 are also available and undergoing refurbishment.

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

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 1 - Warehouse	10,947	1,017.01
Unit 2 - Warehouse	8,811	818.57
Unit 3 - Warehouse	6,149	571.26
Total	25,907	2,406.84

Specification

- 5.75m eaves height
- First floor offices
- Comprehensively refurbished in 2019 including a new roof
- LED lighting throughout
- Good access to the A5 - M1 Link and M1 J11A
- One up and over loading door
- Units 1 & 2 can be combined

Business Rates

To be reassessed. Currently in a single assessment with Units 1 and 2.

Service Charge

Applicable. Budget figures available upon request

James Saxby

07801 667692
james.saxby@jll.com

Katy Kenealy

07892 704 393
katy.kenealy@jll.com

Dan Jackson (Adroit Real Estate Advisors Limited)

07841 684 870