# JUNCTION OF SKIMPOT ROAD AND CRADOCK ROAD, LUTON LU4 0DN

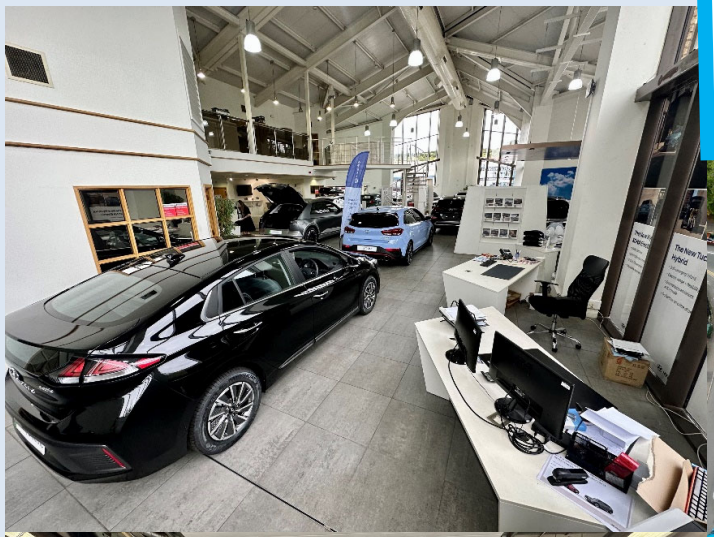
Knight Frank

## FOR SALE / TO LET

# PROMINENT CAR DEALERSHIP OPPORTUNITY

# HIGHLIGHTS

- Highly prominent car dealership, situated at the junction of Skimpot Road and Cradock Road.
- Extremely accessible location just off the busy A505, c.0.5 miles away from Junction 11 of the M1 Motorway.
- 16,650 sq ft on a site of 0.98 acre.
- Accommodation comprises a highly-specified, double-height showroom, offices, a large workshop, parts storage and ancillary space.
- Situated in a mixed use residential and commercial area with potential for alternative uses (subject to planning), notably food retailers, industrial/trade counter or discount gym operators.
- To Let – available by way of a lease on terms to be agreed. Our Client may also consider freehold offers.



**HIGHLY SPECIFIED & EXTREMELY ACCESSIBLE**

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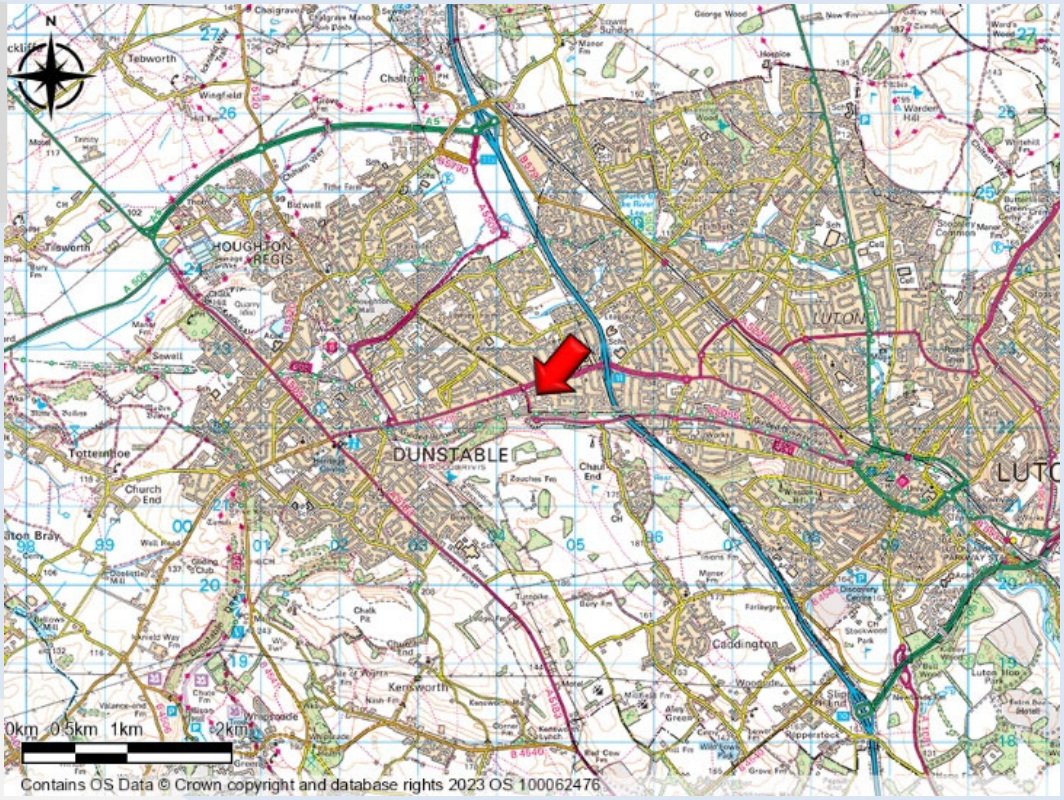



# LOCATION

Located in the affluent county of Bedfordshire, Luton is an urban town situated 36 miles from London and 20 miles from Milton Keynes. At the 2021 census, Luton had a population of 225,300 which saw a 10.9% increase since 2011. Luton has a rich motor history, housing the head office and car production of Vauxhall Motors for over 100 years.

Luton benefits from exceptional transport links, with direct train services to London St Pancras (42 mins), London Blackfriars (51 mins) and London Bridge (57 mins). Further, there is an international airport which averages almost 150 departures per day.

The property occupies a highly prominent and accessible position, at the junction of Skimpot Road and Cradock Road. The property is just off the busy A505, c.0.5 miles away from Junction 11 of the M1 Motorway.

The immediate surroundings are predominately of a commercial nature, with a Tesco Extra directly opposite and various commercial units along Cradock Road. The property also adjoins a wider retail park, with Mecca Bingo, Genting Casino and Puregym as occupiers.

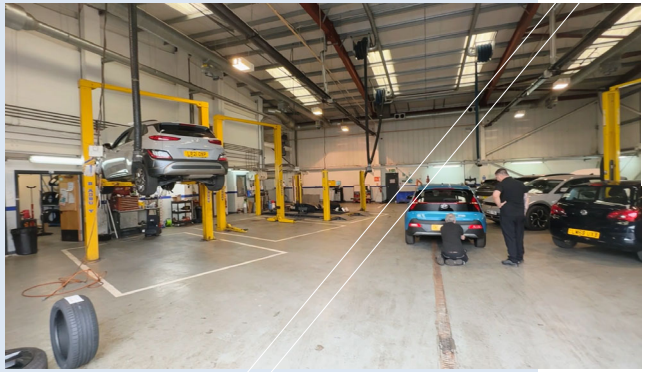
# DESCRIPTION

The property comprises a prominent, purpose built car dealership benefitting from a mixture of yellow brick and extensive glazing to the elevations, arranged over three floors extending to 16,650 sq ft.

The ground floor accommodation comprises a very spacious, double-height showroom, fronting Skimpot Road. There are also adjoining offices, which is overlooked by further office space on the first floor. There is also an 8-bay workshop, parts storage, further ancillary offices and staff accommodation.

Externally, the property benefits from comprehensive parking provision, with over 100 display vehicle spaces.

We believe the property also offers excellent alternative use potential (subject to planning) given the surrounding uses. Notably, food retailers, industrial/trade counter or discount gym operators.

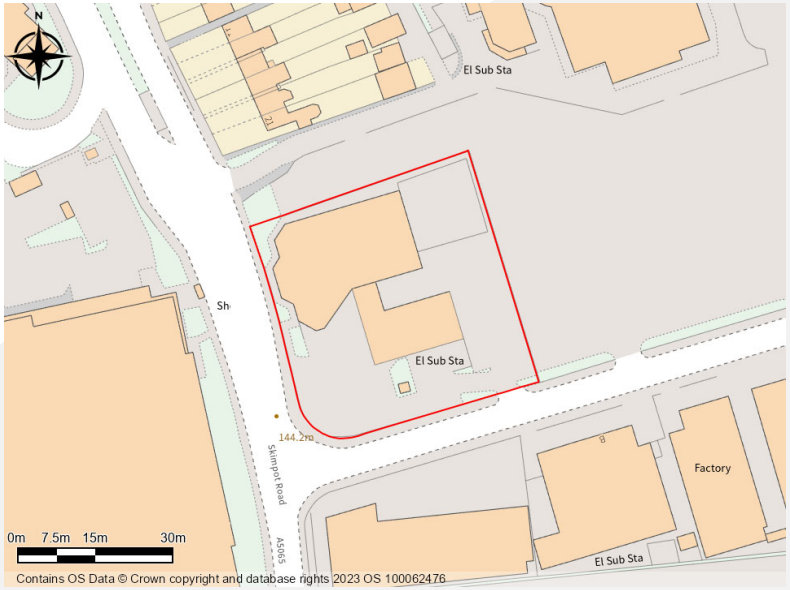


# ACCOMODATION

| | SQ M | SQ FT |
|---|---|---|
| Showroom / Offices | 402.7 | 4,335 |
| Workshop & Parts | 1,026.0 | 11,044 |
| FF Offices | 118.1 | 1,271 |

# SITE AREA

The site has a total area of approximately 0.98 acre.




# TITLE

Freehold

## EPC

EPC Available on request.

## TERMS

The property is available on a leasehold basis on terms to be agreed. Our Client may consider freehold offers.

## VAT

The property is subject to an option to tax and VAT will be payable upon rent.

## VIEWING

Strictly by prior appointment with the sole retained agents, Knight Frank.

# CONTACT

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