



To Let

Industrial Warehouse Unit

- Semi detached unit on established industrial estate
- Clear height of minimum 5.13m rising to 6.2m
- Close proximity to A5 and M1

Unit 8, Lawrence Way

Dunstable, LU6 1BD

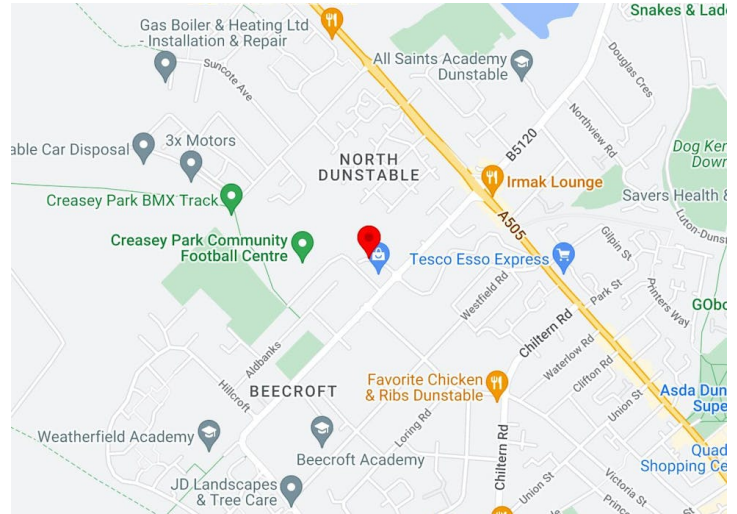
8,967 sq ft

833.06 sq m

Reference: #150566

Unit 8, Lawrence Way

Dunstable, LU6 1BD



Summary

Available Size	8,967 sq ft / 833.06 sq m
EPC	D (98)

Description

Unit 8 is a semi detached property forming part of a wider industrial estate. Unit 8 sits prominently at the front of the estate. Constructed of steel portal frame with brick elevations under a pitched roof. The unit benefits from one level access roller shutter door, first floor office space, toilets and a small kitchenette. Externally there is demised parking

Location

The property is located on an established industrial estate to the north of Dunstable town centre, providing direct access on and off the B5120 within 1 mile of the Town Centre. The A5 bypass is circa 1.8 miles away providing a direct link to Junction 11A of the M1 (4.8 miles away).

Specification

- Semi detached unit on established industrial estate
- Clear height of minimum 5.13m rising to 6.2m
- Close proximity to A5 and M1

Terms

The property is available by way of an assignment or sublease. The current lease expires in September 2025. A longer lease maybe available direct with the Landlord, subject to negotiation. More details available upon request.

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