

TO LET

25,464 - 51,492 Sq Ft

(2,365.61 - 4,783.61 Sq M)

- Detached unit
- Large Self-Contained Site
- Two Loading Doors
- 7.5m Eaves High
- Prominent Frontage



Unit 2b

Laporte Way, Luton, LU4 8RG

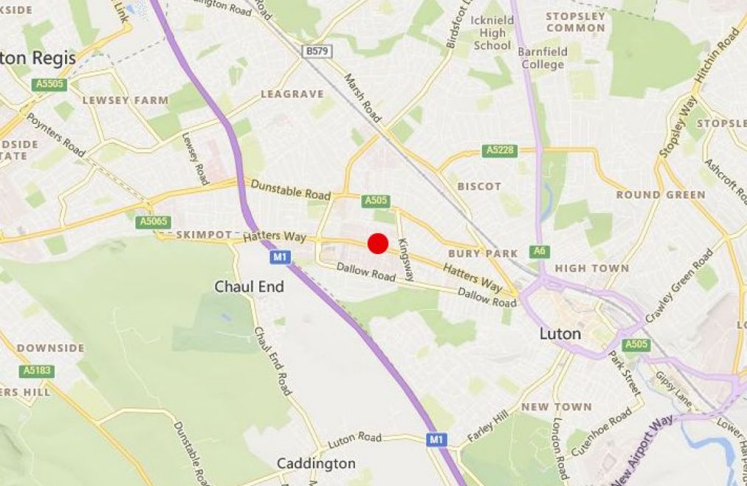
 **Kirkby
Diamond**

Part of **Eddisons**

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kirkbydiamond.co.uk



LOCATION

- Unit 2B is located on the established Laporte Way Industrial Estate, approximately 1.5 miles north of Luton town centre.
- The estate benefits from excellent transport links, with Junction 11 of the M1 around 2 miles to the west, providing access to the national motorway network.
- Luton train station offers regular services to London St Pancras in around 25 minutes, and London Luton Airport lies approximately 4 miles to the south-east.
- The area is well established for industrial and logistics occupiers, with nearby tenants including Amazon, FedEx.

 what3words

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 Google Maps

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DESCRIPTION

- The property comprises a detached high eaves warehouse, within a secure and gated perimeter site.
- The unit is of a traditional steel portal frame construction, with loading doors to the front along with profile steel sheet clad elevations.
- The property comprises of offices and facilities together with warehouse space at ground floor.
- There is an extensive mezzanine which has been fitted within the property.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £350,000. VAT is /is not payable

ACCOMMODATION (Gross Internal Area*)

Total Floor Space (Excluding mezzanine)	2,365.61 SQ M	25,464 SQ FT
Mezzanine	2,418 SQ M	26,028 SQ FT
Total	4,783.61 SQ M	51,492 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 67

Business Rates: The rateable value is £177,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge:

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