Unit 8 Barratt Industrial Park

Airport Way, Luton, LU2 9NH

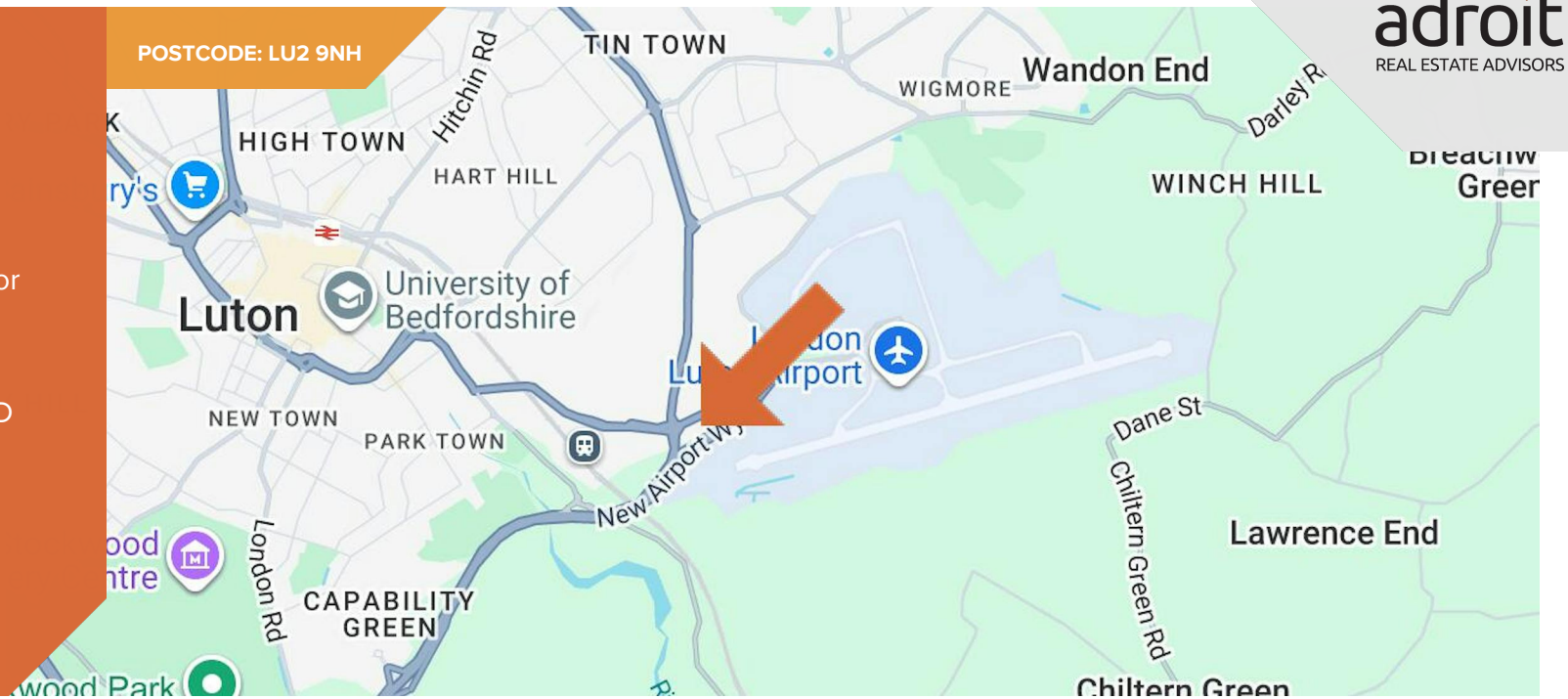
adroit
REAL ESTATE ADVISORS



TO LET

5,363 sq ft (498.24 sq m)

- Under refurbishment
- Airport location
- 6m clear internal height
- One up and over loading door
- Two storey offices
- Refurbishment to include LED lighting throughout
- Three phase power supply



Description

An end of terrace 1980s built warehouse / industrial unit close to London Luton Airport. The unit benefits from 6m clear internal height, one up and over loading door, two storey offices, good car parking, three phase power and a capped gas supply. The unit is awaiting refurbishment which will include the removal of the old tenant fit out, redecoration throughout and the modernisation to include new LED lights.

Location

Barratt Industrial Park sits at the bottom of Airport Way, one of the main roads leading directly to London Luton Airport with excellent access to Luton town centre, Luton Parkway train station (with a direct express service to London St Pancras) and M1 Junction 10.

Accommodation

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

Name	sq ft	sq m
Ground	4,896	454.85
1st - 1st Offices	467	43.39
Total	**5,363**	**498.24**

Tenure

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

EPC

D (90)

Availability

Available Q3 2026

Rent

£12.50 per sq ft

Service Charge

£0.54 per sq ft 2025 budget figure

Legal Costs

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

Business Rates

Rateable Value of £59,500
2026 Valuation including an old mezzanine which is due to be removed as part of the refurbishment.

Viewings

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

Adroit Real Estate Advisors



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