Unit 3 Airport Executive Park

President Way, Luton, LU2 9NY

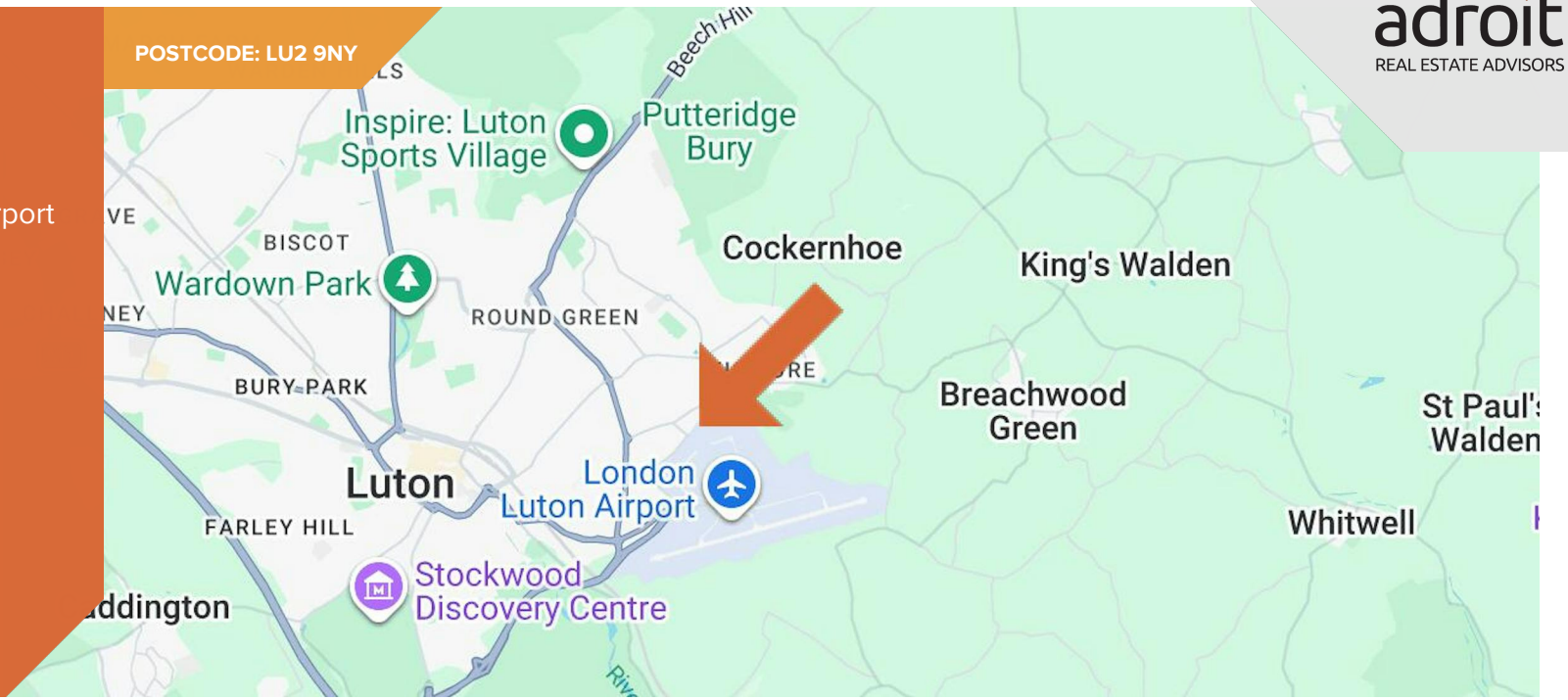
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TO LET

5,931 sq ft (551.01 sq m)

- 6m eaves height
- One loading door
- Adjacent to London Luton airport
- First floor offices
- Refurbished in 2021
- 14 car parking spaces



Description

Unit 3 Airport Executive Park forms part of a block of units with car parking and loading around the perimeter. The unit benefits from 6m eaves height, first floor offices, one loading door and a three phase power supply. The unit is currently occupied the landlord may look to undertake redecoration works and the installation of LED lighting throughout when the existing occupier vacates. The current lease expires in December 2026 but the existing tenant has suggested they are open to the idea of leaving earlier if required. The photos used were taken prior to the last letting in 2021.

Location

Airport Executive Park sits on President Way which forms part of the main industrial area within the confines of London Luton Airport. M1 Junction 10 is approx. 3 miles away, accessed by the upgraded A1081 dual carriageway. Luton Parkway train station and Luton town centre are both in close proximity. Wigmore local centre provides amenity nearby.

Accommodation

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

Name	sq ft	sq m
Ground - Warehouse	4,763	442.50
1st - Offices	1,168	108.51
Total	**5,931**	**551.01**





Tenure

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

EPC

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Availability

Available December 2026

Rent

£12.50 per sq ft

Service Charge

£4,533 per annum

Legal Costs

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

Business Rates

Rateable Value of £47,500
(2026 Valuation)

Viewings

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

Adroit Real Estate Advisors



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