



Dallow Road, Laporte Retail Park

Luton, LU1 1HL

**First-class open storage
yard facility. Final remaining
compound.**

36,100 sq ft
(3,353.80 sq m)

- 1.2 Miles from J11 of M1 Motorway.
- 9 miles from Central London.
- 3 miles from Luton Airport.
- 24 / 7 Access.
- Self Contained & Secure.
- Newly Tarmacked Flooring.
- Capped off Water & Electric.

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Summary

Available Size	36,100 sq ft
Rent	£6 per sq ft
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This site offers a first-class open storage (B8) compound, the full site covers a total area of 2.36 acres. The site has been split into 3 self-contained compounds, compounds 2 and 3 are fully let. Compound 1 is available and totals 36,100sqft.

It is self-contained and secure, featuring perimeter palisade fencing throughout and has a dedicated entrance accessible via a private service road off Dallow Road. The surface is recently tarmacked. Additionally, capped-off electric and water connections will be brought into the site and connected to mains drains.

Location

The site is situated within an established industrial estate on the northeast side of Dallow Road in Luton. It is conveniently located just 1.6 miles west of Luton Town Centre and 1.2 miles from Junction 11 of the M1 motorway. This industrial estate is home to several notable occupiers, including Aldi, Tradepoint, and B&Q. The site offers direct access from Dallow Road and is well-connected to major transport links: Central London is 29 miles to the north, Luton Airport is 3 miles away, and Luton Railway Station is just 2.5 miles from the site. Other nearby occupiers include Lidl, Dreams, DFS, and SCS.

Specification

The site has recently been renovated with a newly tarmacked surface. Water and electric utilities have been capped off and will be brought into the site at two locations.

Planning

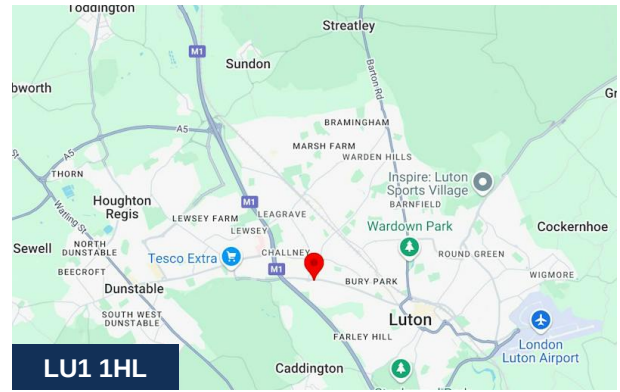
Planning permission for B8 open storage was granted on November 23, 2023. A copy of the planning consent is available for download here. Additionally, a copy of the Decision Notice and associated plans can be provided upon request.

AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.

Video

- Drone Video - <https://vimeo.com/1139330298?share=copy&fl=sv&fe=ci>



Viewing & Further Information



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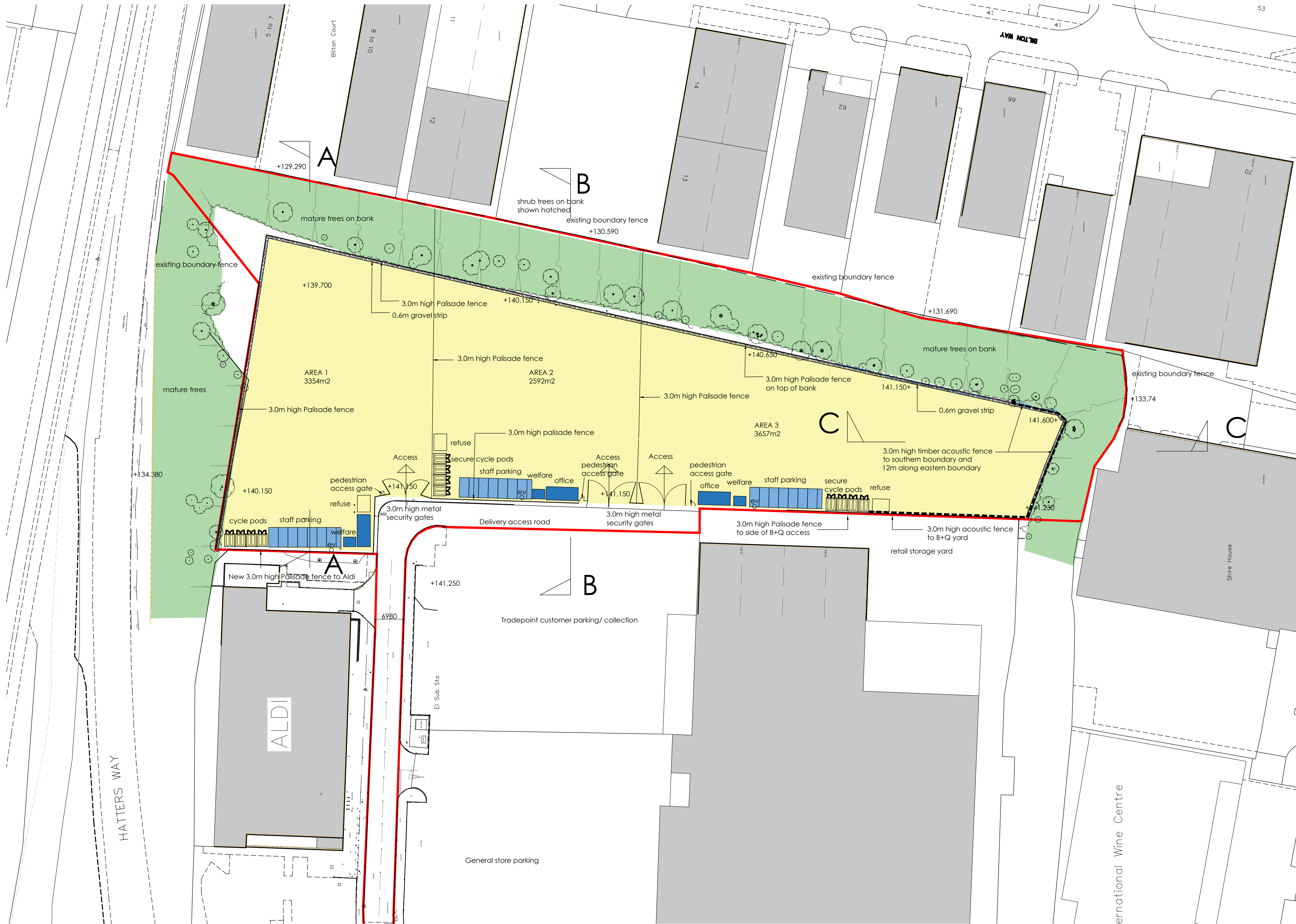
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Proposed Site Plan
Scale 1:500

NOTES
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2 DO NOT SCALE DIMENSIONS OFF THIS DRAWING CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT
3 ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE / STATUTORY AUTHORITY AND MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

KEY

- Existing trees to be retained
- Perimeter gravel strip
- Concrete surfaced yard
- Office+ Welfare
- Staff parking area
- Acoustic fence

P9	pedestrian gates amended	20.01.24
P8	acoustic fence amended	18.01.24
P7	acoustic fence extended, pedestrian gates, EV charger point added	12.01.24
P1	Preliminary Issue.	08.08.23

REV	DATE	CHKD
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D - design	PL - planning	PT - pre-tender
T - tender	P - preliminary	
C - construction	R - record	

Project
Land to East of B+Q + Aldi
Laporte Business Centre
Dallow Road, Luton LU1 1LX

Client
Powell London Luton Ltd

Drawing
Proposed Site Plan 3 Yards

Date Aug. 23	Cad Ref	Dm PH	Chkd CS
Scale 1:500@A1	Drawing No 23964-PL03	Rev P9	