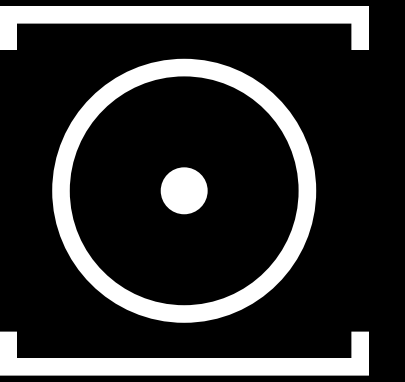




Available Now

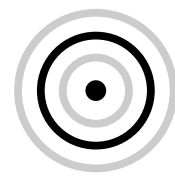
TO LET

Modal 2

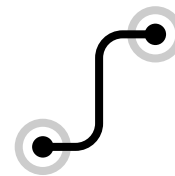
Luton



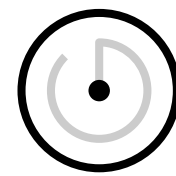
1 Acre Prime, Secure, Self Contained Open Storage Site



Prime Industrial Location



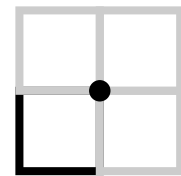
2.5 miles to J11(A) of the M1



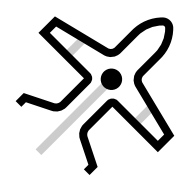
24/7 access



Self-contained and secure



Concrete surfaced

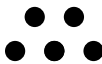


6.5 miles from Luton
42 miles from Heathrow



INDICATIVE BOUNDARY LINE

IMAGE RETOUCED TO SHOW RUFURBISHED CONDITION



Location

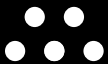
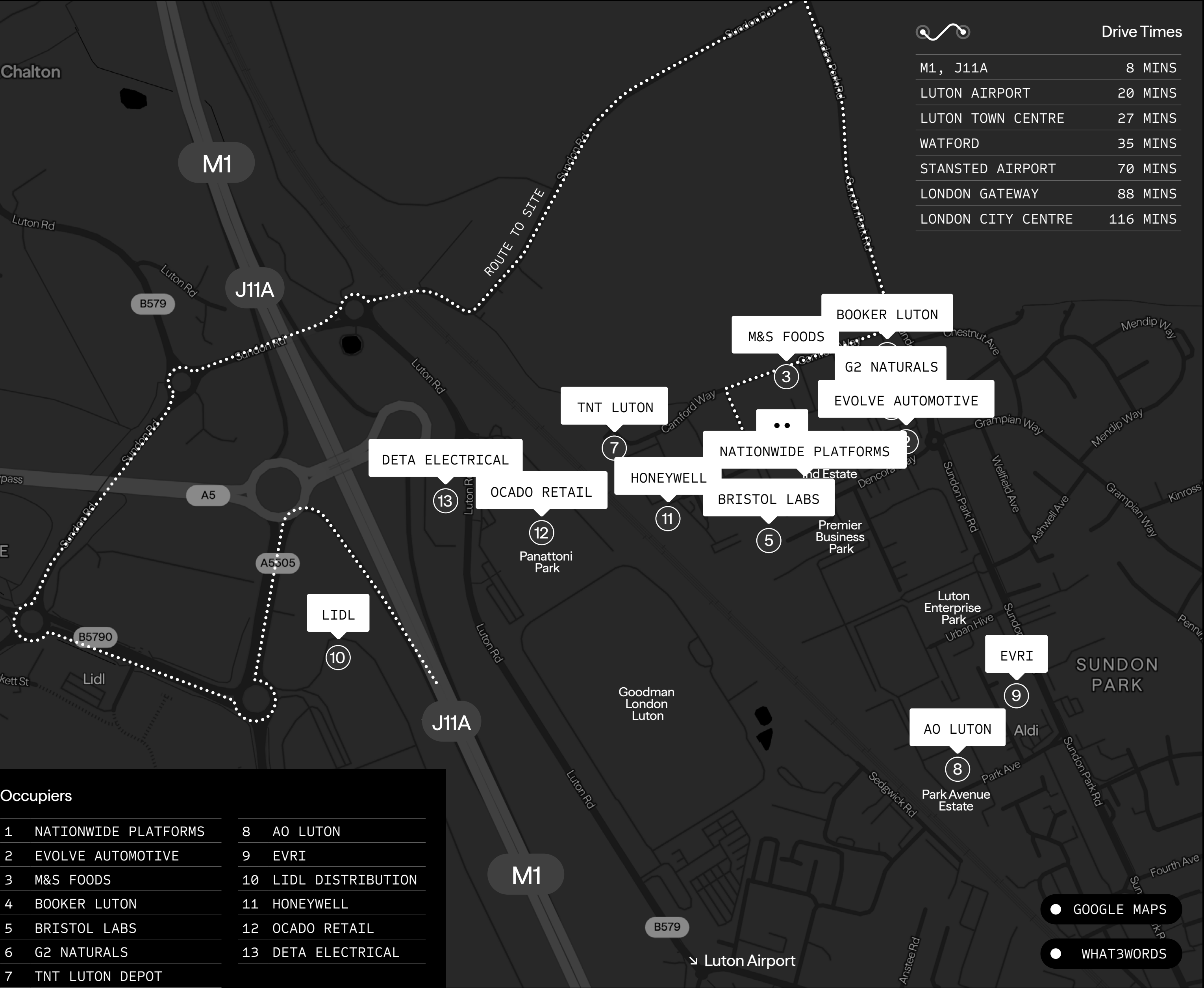


The asset is located within the well-established Sundon Park Industrial Estate in Luton.

The location offers excellent connectivity, lying just 2.5 miles from Junction 11A of the M1 Motorway, providing fast and efficient access to the national road network.

This strategic position places the site within easy reach of key logistics hubs and the wider South East region, whilst London Luton Airport Parkway is 6.5 miles to the east (c.20 minutes drive).

This makes it ideal for occupiers requiring strong regional and national transport links.



Aerial

Booker
Wholesale

G2 Naturals

SKF UK Railway
Service Centre

Luton
Trade Centre

Hillwood / Trebor
Development

Sundon Park
Industrial Estate

Chubb
Fire & Security

Bristol Labs

Premier Business Park

Nationwide
Platforms

Sixonetwo

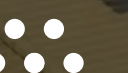
Brett Martin

← Camford Way
Entrance

INDICATIVE BOUNDARY LINE

80 CAMFORD WAY • LUTON • LU3 3AN

IMAGE RETOUCED TO SHOW RUFURBISHED CONDITION



Site Plan

● YARD AREA
(GEA)

c. 1.0 acre

● WORKSHOP AREA
(GIA)

377.2 sq m / 4,060 sq ft

The site comprises an open storage (B8) compound extending to approximately 1 acre.

The site benefits from its own dedicated access off Camford Way via a secure, electronically operated gate. It is fully enclosed with perimeter palisade fencing, full concrete hardstanding and a standalone workshop extending to 4,060 sq ft. The site is independently serviced with mains power and water.

As shown on the adjacent plan, the site will be divided with the installation of a new palisade fence.

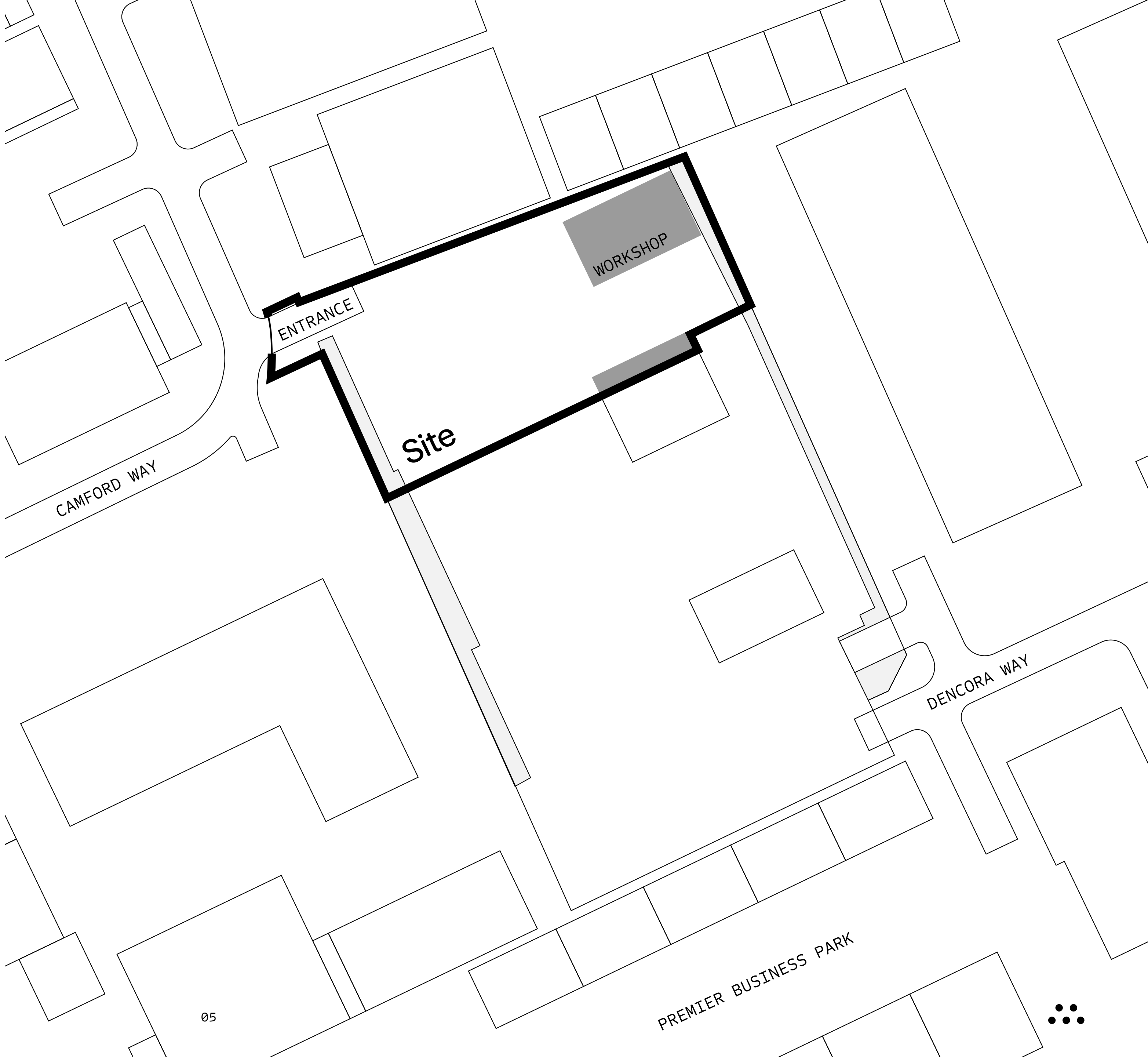
Located within a well-established industrial area, the site is surrounded by modern warehouse and industrial units, creating a busy and active commercial environment.

The estate benefits from wide internal roads, excellent HGV circulation, and strong connectivity to key arterial routes.

Currently used for the storage and staging of access equipment, the yard offers an ideal opportunity for occupiers seeking secure and high quality open storage space in a prime, strategic location.

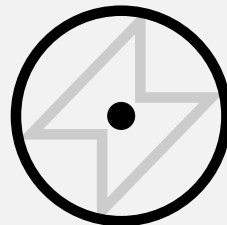
INDICATIVE BOUNDARY LINE

80 CAMFORD WAY • LUTON • LU3 3AN

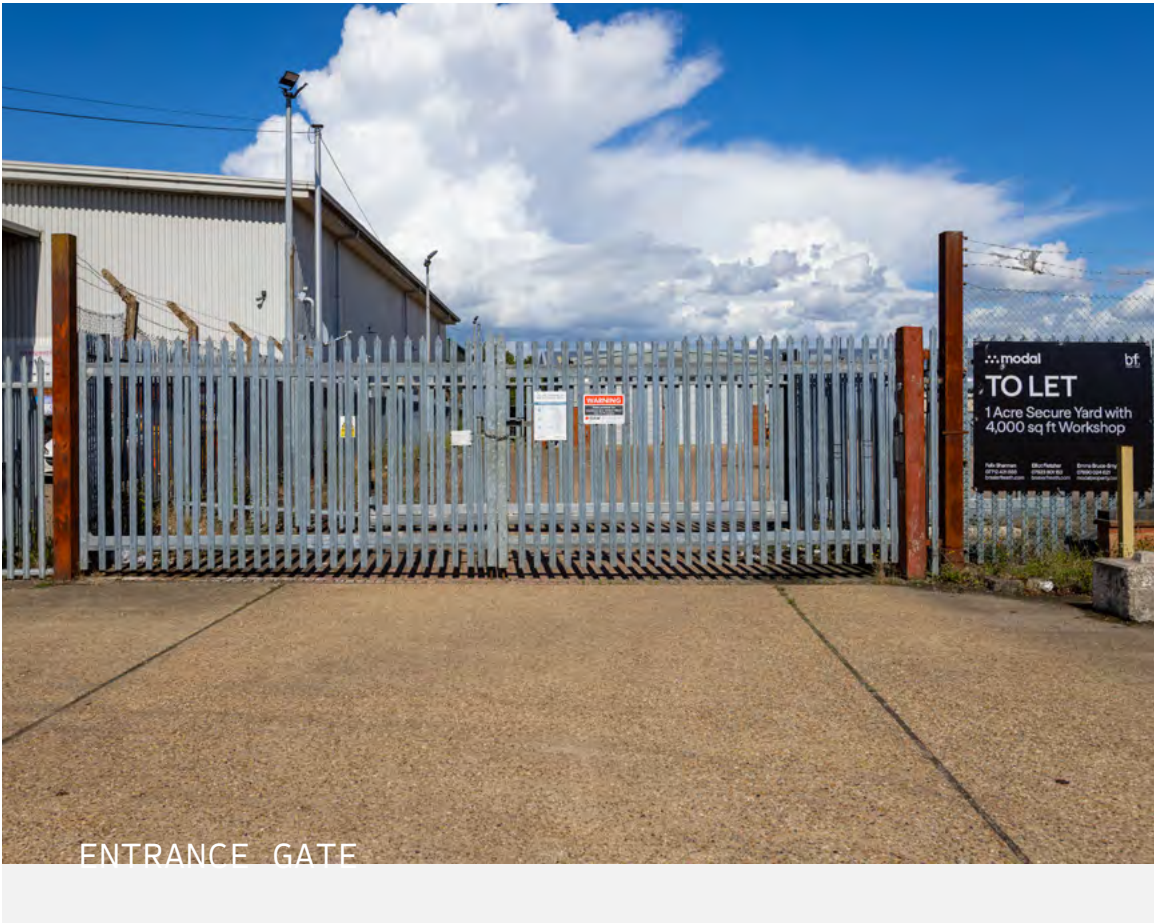


Site Details

POWER SUPPLY



Mains Power
277 KvA



RENT



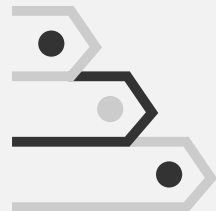
Price On
Application

TENURE



Available Now
New lease available for a
term to be agreed.

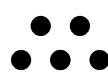
EPC RATING



EPC C (62)
Details available on request.

INDICATIVE BOUNDARY LINES

80 CAMFORD WAY • LUTON • LU3 3AN





View Drone
Footage



INDICATIVE BOUNDARY LINE

80 CAMFORD WAY · LUTON · LU3 3AN

IMAGE RETOUCHED TO SHOW RUFURBISHED CONDITION



Modal 2 Luton



Legal Costs

Each party is to be responsible for their own legal costs incurred.

VAT

The property is VAT registered.

Planning

The property benefits from B8 (Storage and Distribution) use.

Other

The site benefits from mains water and three-phase electricity supply with an available capacity of up to 277 kVA.

Business Rates

The VOA shows an entry in the current rating list of £45,000.

For payable rates interested parties should make their own enquires of the VOA / refer to the Local Rating Authority – Luton Council – 01582 546035.

EPC

The current EPC rating is C(62). A copy of the certificate is available on request.

Contacts

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