Unit 1, Trade City Luton, Kingsway, Luton, LU1 1TT

To Let

Industrial / Trade / Warehouse Units Available To Rent Either Separately Or Combined

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Summary

- EPC: A (18)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

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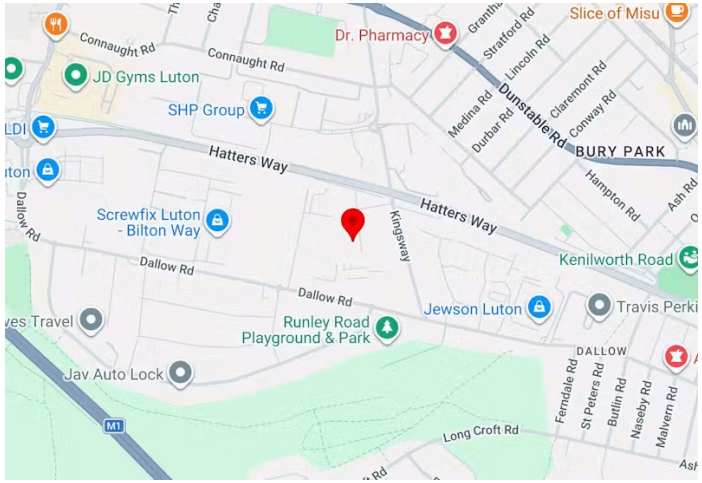

Description

The units were built in 2021 and benefit from 6.5m clear height, one level access loading door per unit, forecourt loading, allocated parking, separate three phase power supplies (35kw per unit), an EV charging point per unit and mains gas.

Location

Trade City is located on Kingsway which forms part of the Dallow Road industrial area, one of the main, established industrial areas in Luton, located midway between the town centre and M1 Junction 11. The scheme benefits visibility from Hatters Way one of the main routes into the town centre carrying up to 25,000 cars per day. The Dallow Road industrial area has attracted a high concentration of trade counter and DIY occupiers including Travis Perkins, Screwfix, Edmundson Electrical and B&Q.

Accommodation

Description	sq ft	sq m
Warehouse	3,754	348.76
Total	**3,754**	**348.76**

Specifications

- 6.5m to underside of haunch
- 1 electric loading door
- Floor loading 37.5kN/sqm
- High quality finish grade A offices
- BREEAM rated Very Good

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.

Travel

M1 (J11) - 1.5 miles - 5 mins
Luton Town Centre - 1.5 miles - 5 mins
Luton Airport - 4.2 miles - 15 mins
M25 (J21) - 15 miles - 22 mins
Milton Keynes - 21 miles - 30 mins
Heathrow Airport - 36 miles - 45 mins
Central London - 36 miles - 1 hr 20 mins

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