

FOR SALE

34,168 Sq Ft (3,174.21 Sq M)

- › Self Contained Site
- › Total Site Area of 1.59 Acres, and a site density of approx. 49.33%.
- › Secure Site
- › Rare Freehold Opportunity

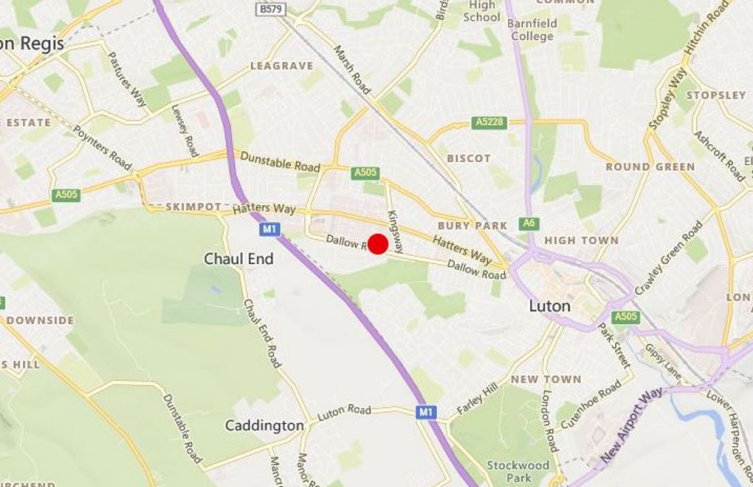


310–312 Dallow Road

Luton, LU1 1TD

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eddisons.com





Location

- The property is prominently located on Dallow Road, within an established mixed commercial area to the south-west of Luton town centre.
- Dallow Road is one of the town's routes linking the centre with Junction 11 of the M1 motorway, approximately 2 miles to the west, providing direct access to the A5, A505, and wider regional network.
- Luton town centre lies approximately 1 mile to the east, offering a range of retail, business, and leisure amenities.
- Luton railway station provides fast and frequent services to London St Pancras in approximately 25 minutes, while London Luton Airport is located around 3 miles to the east.

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 Google Maps

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Description

- Self-contained warehouse and offices, providing a mix of industrial and office accommodation.
- Office block featuring carpeted floors, suspended ceilings, air conditioning, Cat5 cabling, and gas central heating.
- Warehouse constructed of steel portal frame with asbestos roof, solid concrete floor, and approximately 6m eaves height.
- Nearby estates include a wide range of regional and national operators such as Screwfix, Howdens, Euro Car Parts, Toolstation, and others.

Terms

The freehold interest is available at a quote price of £4,500,000. VAT is not payable on the purchase price.

Accommodation (Gross Internal Area*)

Offices	763.92 SQ M	8,223 SQ FT
Warehouse	2,176.74 SQ M	23,431 SQ FT
External Store	233.83 SQ M	2,517 SQ FT
Total	3,174.21 SQ M	34,168 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-45

Business Rates: The rateable value is £161,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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