

MADE
FOR
TRADE

COSGROVE WAY

COSGROVE WAY | LUTON | LU1 1XL



Trade Counter/ Industrial Warehouse Unit Available **9,190 sq ft**

Established trade counter location



Close proximity to the M1 & Luton airport



Secure enclosed yard & 6.5m eaves height



Undergoing refurbishment

DUNMOORE

UNDERGOING REFURBISHMENT

Post refurbishment, the unit will benefit from 6.5m eaves, LED lighting throughout, 3 phase power, an electric roller shutter door and EV charging point. The ground floor will form a trade counter space with the first floor comprising an office area.



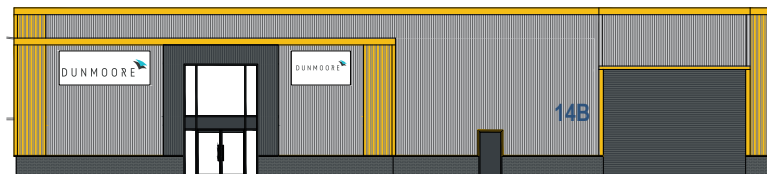
Secure
yard



6.5m eaves
height



Recently
refurbished roof



Front Elevation

Post refurbishment the unit will benefit from a glazed trade entrance and an increased gated yard area of 4,500 sq ft.

Unit 14b

Warehouse	7,500 sq ft
Office	1,690 sq ft
Total	9,190 sq ft

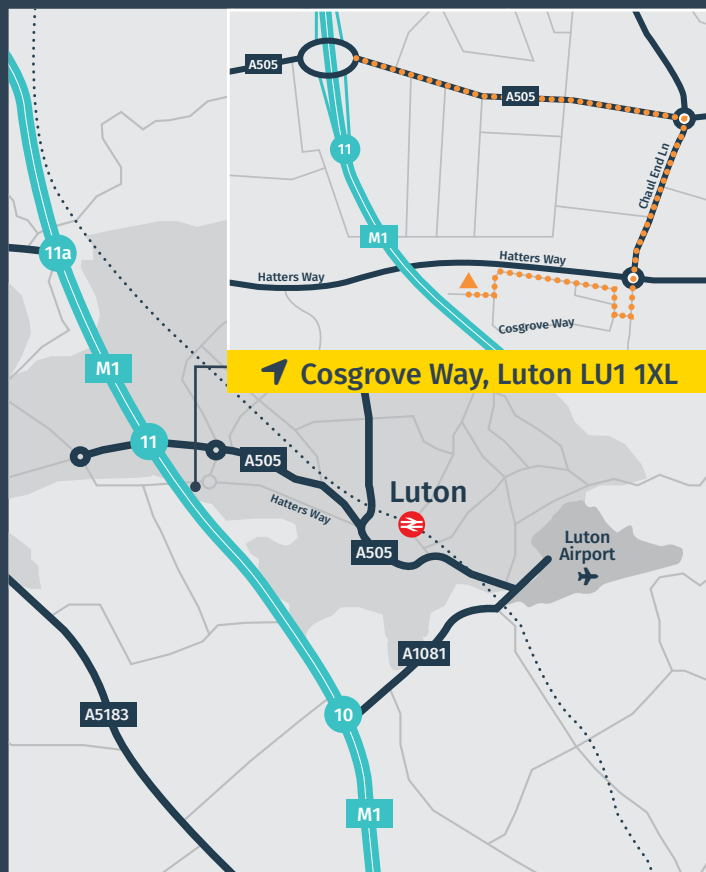
Location

Cosgrove Way is one of Luton's principle industrial districts, accessed off Dallow Road and visible from Hatters Way. Arterial routes (notably M1 and A505) are within proximity.

Nearby occupiers include:



Topps Tiles



Rent

POA.

Rates Payable

To be reassessed post refurbishment.

Terms

The unit is available on a new full repairing and insuring lease.

VAT

All figures quoted exclude VAT where applicable.

EPC

EPC to be reassessed, targeting B.

Further Information & Viewing

Please contact the agents below:



Dan Jackson

07841 684 870

djackson@adroitrealestate.co.uk



Jacob Wood

07401 221 022

j.w@srwood.co.uk



Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Adroit Real Estate or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Adroit Real Estate has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in NOVEMBER 2024

Designed and produced by kubiakcreative.com 246215 11/24