



**Three units
remaining**

5,733 – 6,870 sq ft
533 – 638 sq m

Kingsway,
Luton, LU1 1TT

**Trade City
Luton**

AIPUT

Accommodation

The remaining units are located on the newly built Trade City Luton, centred in a thriving business area with many desirable local amenities just a short walk away. The units are built to high specification with installed kitchenettes in the first floor offices. They utilise the latest environmentally friendly technologies to reduce the costs of occupation and contribute towards any corporate sustainability targets. The units benefit from excellent transport links, including public transport stops and mapped cycle routes within walking distance, enabling easy access to the M1, Luton Town Centre and Luton Airport.



Click to see the 360° virtual tour of Unit 8



High quality finish grade A offices



Class E, B2 & B8 use



Floor loading 37.5 kN/sq m



Units 4, 8 & 10 – 6.5m to underside of haunch



Fibre broadband



Units 4, 8 & 10 - 1 electric loading door per unit



5,733 - 6,870 sq ft (GEA)

Green and Energy Saving Credentials



Excellent local public transport and EV charging points all contribute to the scheme having sustainable transport options



Awareness & management of the site's ecology & biodiversity during development



Energy Performance Certificate (EPC) rating A: Highest achievable band provides maximum energy efficiency and cost savings



Responsible sourcing of materials



BREEAM - Rated Very Good - enhanced science-based certificate to verify sustainability and minimal operational costs



LED lighting and motion sensors within the offices

Site plan



Indicative site plan

Unit	Ground (sq ft)	First (sq ft)	Total (sq ft)
4	5,116	1,754	6,870
8	4,830	903	5,733
10	5,797	943	6,740

(ALL AREAS ARE GEA)

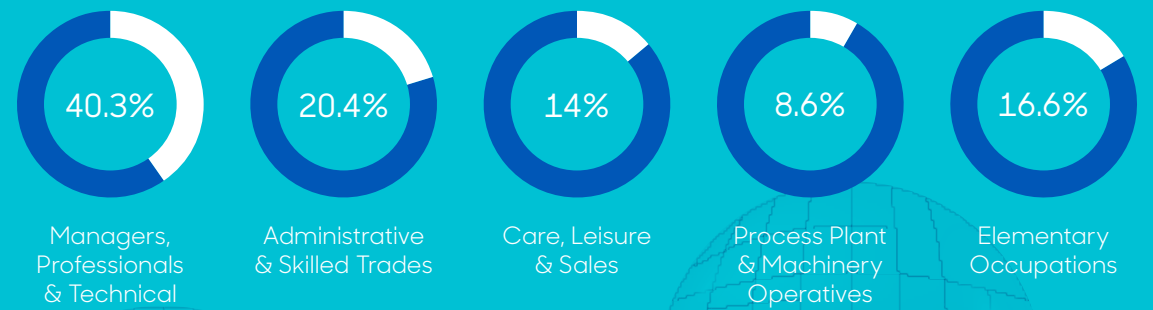
Occupiers

Unit 1, 2, 3	Ether Worldwide	Unit 9	Headlam Group
Unit 4	Available	Unit 10	Available
Unit 5	Grant & Stone UK	Unit 11	Premier Exports
Unit 6	Evolution Ceramics	Unit 12	Fulton Umbrellas
Unit 7	Euro Taste	Unit 13	Dnata Catering
Unit 8	Available		



Demographics

Luton has a skilled local labour force, with above average employment levels for process plant and machine sectors and elementary jobs.



Location

98 Kingsway, Luton LU1 1TT
what3words - ///rainy.intro.remote

Trade City Luton is located on Kingsway, which forms part of Dallow Road, the principal industrial area in Luton.

The scheme benefits from a highly prominent and visible position alongside Hatters Way (A5065), one of the main routes into the centre of Luton that has close to 25,000 cars travel along each day, with the spine of the Luton-Dunstable Busway running parallel and accessible via two stops within a 0.6-mile radius of Trade City.

Junction 11 of the M1 is approximately 1.5 miles away – providing access to both the North and to Central London. The M25 is 15 miles away, offering connectivity across the South of England.

Destination	Distance (miles)	Journey time (minutes)
M1 (J11)	1.5	5
Luton Town Centre	1.5	5
Luton Airport	4.2	15
M25 (J21)	15	22
Milton Keynes	21	30
Heathrow Airport	36	45
Central London	36	80

 30 minutes walk to Luton Town Centre – 1.4 miles

 9 minutes bike ride to Luton Town Centre – 1.5 miles



- 1 **Hatters Way Retail Park**
(including a Lidl, fast food, restaurants and a gym)
- 2 **BMW**
- 3 **PTS**
- 4 **Windowparts**
- 5 **Tesco Express**
- 6 **Bestway**
- 7 **Screwfix**
- 8 **Edmunson Electrical**
- 9 **B&Q**
- 10 **Aldi**
- 11 **Pipe Centre**
- 12 **Topps Tiles**
- 13 **Euro Car Parts**

Terms

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

Legal Costs – Each party to bear their own legal costs.

Contact



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