DALLOW ROAD

LAPORTE RETAIL PARK, LUTON, LU1 1HL

3.92 ACRE
OPEN STORAGE SITE

TO LET / MAY SELL

27,900 sqft – 103,365 sqft

Planning consent has been granted to create a Grade A open storage site of 3.92 acres.

The site is available in its entirety or in part.

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SITE DESCRIPTION

Planning consent has been granted to create a Grade A open storage site of 3.92 acres. The site is available in its entirety or in part. The site will be divided into three distinct self-contained yards, each containing parking spaces, cycle pods, welfare facilities and small scale offices which will be locally heated. The approximate size of each compound is as follows:

COMPOUND 1 – 36,102 FT²
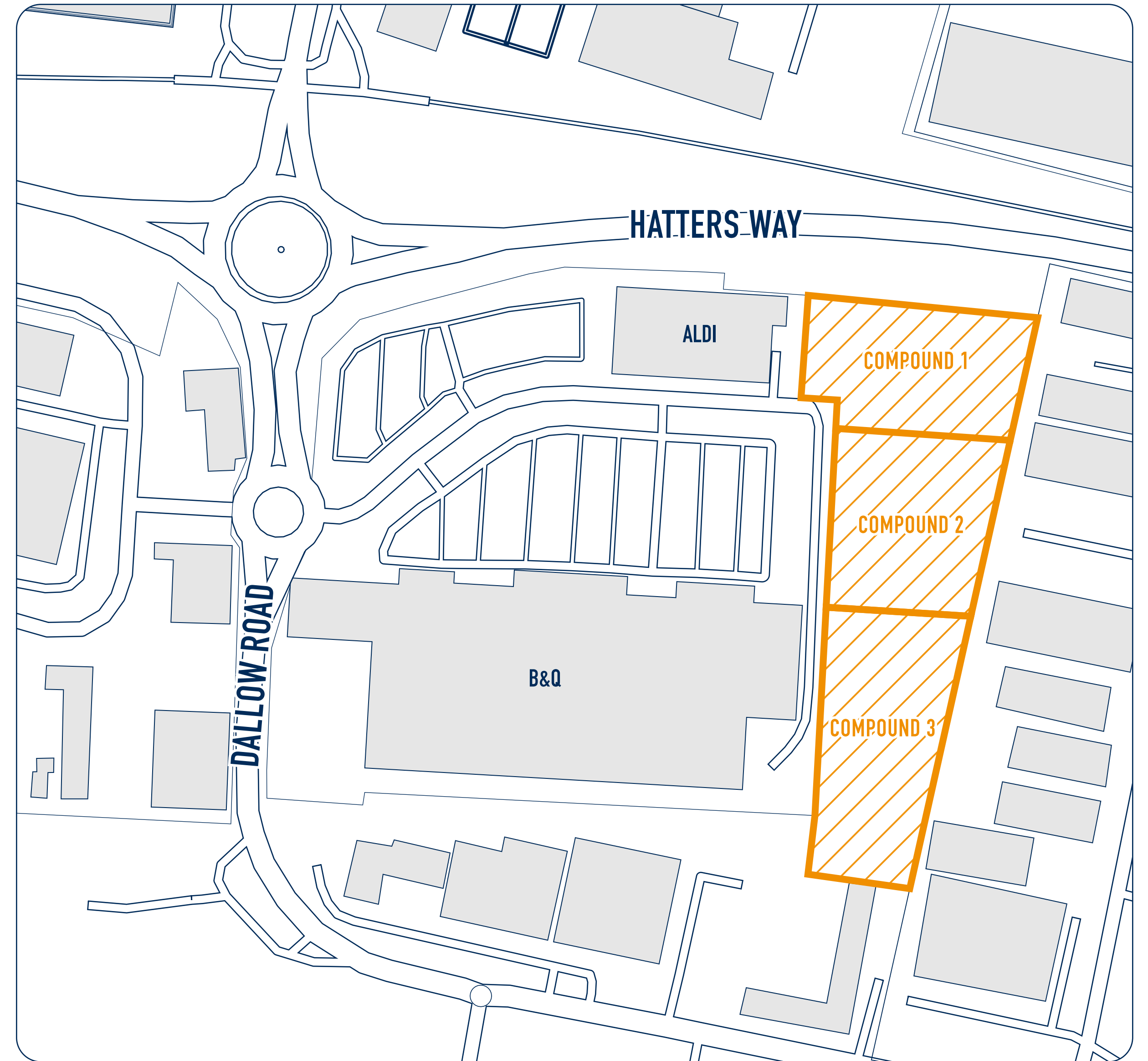## COMPOUND 2 – 27,900 FT²
COMPOUND 3 – 39,363 FT²

LOCATION

The property is situated on Dallow Road and close to Hatters Way in a mixed-use area on Laporte Retail Park & close to Hatters Way Retail Park. The site is **18 miles south of Bedford**, **19 miles south-east of Milton Keynes** and **29 miles north of Central London**. By road, the site is easily accessible from the **A6**, **A505** and **M1 (J11)**. **Luton Airport is 3 miles** from the site and **Luton Railway Station is 2.5 miles** from the site. Nearby occupiers include Aldi, B&Q, Lidl, Dreams, DFS & SCS.

LANDLORDS WORKS

The compounds will be concrete hard surfaced with a tarmacadam entrance. All compounds will be connected to main drains and have capped off electric and water supply. Each compound will be enclosed by 3.0m perimeter palisade fencing and will have independent, unrestricted access (24/7, 365 days a year) via the service road shared with B&Q.

HATTERS WAY

ALDI

COMPOUND 1

COMPOUND 2

DALLOW ROAD

B&Q

COMPOUND 3

JUNCTION 11

A 505

EURO CAR PARTS

TOPS TILES

LUTON AMBULANCE STATION

M1 MOTORWAY

UPS

KWIK-FIT

SHELL RECHARGE CHARGING STATION

ALDI

C1

C2

C3

AGGREGATE INDUSTRIES EXPRESS ASPHALT

B&Q

PLANNING

Planning permission was granted for B8 Open Storage use on the site on 8th February 2024 by Luton Borough Council. A copy of the Decision Notice and associated plans found here.

RENT

£7.00 per sqft.

FREEHOLD

Price on Application.

VIEWINGS

Strictly by arrangement
of sole agents:-

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