

FOR SALE

Fully Fitted Food Production Facility ext. 65,316 sq ft (GIA)



Freehold Unit with Chilled / Frozen / Ambient Capacity.

8 Finway, Dallow Road, Luton, LU1 1TR.

Description

8 Finway is a 65,316 sq ft facility which benefits from its existing fit-out as a meat processing facility. There is approx. 15,338 sq ft of warehouse space adjacent to the processing facility.

The property includes a food preparation area, numerous storage and chilling areas, blast chillers, a walk-in freezer, vegetable preparation area, kitchen, dedicated processing rooms and a waste corridor which hugs the perimeter of the building.

Location

The unit is situated off Dallow Road, 1.5 miles from Luton Town Centre and 1.7 miles from M1 Junction 11, connecting the site to London, the Midlands and the North.

Finway is just an 8 minute cycle to Luton and benefits from the number 37 bus that serves Dallow Road. London Luton Airport can be reached in 12 minutes by car. The property can be easily accessed from both Luton and the M1, making it an excellent location for both distribution and labour reach.

Building and Site Specification

- Fully fitted food processing facility
- 15,338 sq ft warehouse space
- 1.6 MVA power supply
- Mains gas
- Chilled, frozen and ambient food storage capacity
- Food preparation area
- High and low care packaging areas
- Wash areas
- Racked ingredients store
- 6m eaves to truss
- Covered loading bay with 3 level access doors
- Additional level access door to north elevation
- Approximate site area of 2.06 acres (0.83 hectares)
- Ample car parking to north of unit and yard / parking area to the south

Office Specification

- Fitted and refurbished two storey offices
- Cellular offices and meeting rooms
- Staff canteen area
- Suspended ceilings
- Perimeter trunking



Fitted for food production



Labour pool includes Luton, Dunstable, Houghton Regis and surrounds



Close proximity to M1, A5 and A6



Strategic south-east location 15 miles from M25 junction 21A



1.6 MVA power capacity



Chilled / Frozen / Ambient capacity



15,338 sq ft warehouse space



3.5 miles to London Luton Airport



8 minute cycle to Luton Town Centre



No. 37 bus route stop on Dallow Road near Finway

Schedule of Accommodation

	Sq Ft	Sq M
Ground Floor	51,854	4,817
1 st Floor Offices	5,032	468
1 st Floor Fitted Mezzanine	8,429	783
TOTAL	65,316	6,068

The food preparation area has been meticulously fitted out by the current occupier. Given the high level nature of the fitout, an incoming purchaser will be able to bring the facility up to speed for their own food production relatively quickly.

The combination of a fitted food production facility alongside abundant storage space presents a rare freehold opportunity in an unrivalled south-east location just minutes from the M1.

what3words frozen.frost.sushi



Source: streetmap.co.uk

Terms

The property is available on a Freehold basis.

Rateable Value

The current rateable value (1 April 2023 to present) is £320,000.

Legal Costs

Each party to bear their own legal costs.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

TBC

VAT

The sale of the property is subject to VAT at the prevailing rate where applicable.



Source: streetmap.co.uk

Contact.

For further information, or to arrange a viewing, please contact Knight Frank:



JAMES MASKEY

D: 020 7861 5257
M: 07770 013 152
James.Maskey@knightfrank.com

ELLIOT EVANS

D: 020 3995 0760
M: 07870 802 628
Elliot.Evans@knightfrank.com

KEVIN MCQUILLAN

D: 020 7861 5495
M: 07581 028 675
Kevin.McQuillan@knightfrank.com

SUBJECT TO CONTRACT

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2023. Photographs dated 8th August 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.