M A D E F O R T R A D E

COSGROVE WAY LUTON LUI 1XL

Trade Counter/ Industrial Warehouse Units Available 4,000 sq ft - 10,000 sq ft

Established trade counter location



Secure enclosed yard & 5.65m eaves height



Close proximity to M1 & Luton airport



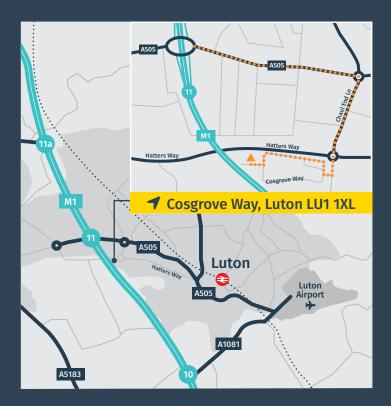
Undergoing refurbishment



UNDERGOING REFURBISHMENT

The units benefit from 5.65m eaves height, lighting within the warehouse, 3 phase power, a roller shutter door, office space and a secure enclosed yard.

All units will be refurbished and redecorated throughout with the addition of LED lighting in the offices & warehouse, along with an EV charging point.





Accommodation		Video Tour	
14b	10,260 sq ft	Click to view the video tour:	
16b	4,659 sq ft	🕑 Unit 14b	🕑 Unit 16b

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:



Rent Available upon request.

Rates Payable 14b TBC | 16b £19,210

Terms

The units are available on new full repairing and insuring leases.

VAT

All figures quoted exclude VAT where applicable.

EPC To be reassessed upon completion of the works.

Further Information & Viewing

Please contact the agent below:



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