

PRIME TRADE COUNTER UNITS TO LET DUNMOORE



Cosgrove Way, Luton, Bedfordshire LU1 1XL
Units to let from 371.61-933.42 sq m (4,000-10,047 sq ft)



- **Prominent Roadside location with excellent frontage to A5065 Hatters Way - over 25,000 vehicles per day*** (Source: DFT 2015)
- Close to Luton town centre and Junction 11 of the M1
- Established trade location
- Refurbished units with 5.8 metres eaves and glazed front elevations
- Flexible accommodation with good loading and parking
- Occupiers on the development include Euro Car Parts, Mr Clutch, Northgate Vehicle Hire, Magnet and TLC



COSGROVE WAY TRADE PARK

Cosgrove Way, Luton, Bedfordshire LU1 1XL

DUNMOORE



LOCATION

Cosgrove Way is a highly accessible location just off Hatters Way (A5065) by the B&Q superstore within 1 mile of Luton town centre, 3 miles of Dunstable town centre and 1.5 miles from Junction 11 of the M1 motorway. Unit 16a fronts the Hatters Way (A5065) Bypass which has on average daily traffic flows in excess of 20,000 vehicles.

Cosgrove Way is one of the main trade counter destinations in Luton with other nearby occupiers including B&Q, Aldi, Kwik Fit, TLC Direct, Magnet, Alligator Self Storage, Topps Tiles, Plumb Center, Pipe Center, Partco and A-Plant.

ACCOMMODATION

Unit 16 can comprise a single dual-frontage unit, or be split, to suit – indicative areas for a split are below.

Unit	Size / Tenant
14a	TLC Electrical Supplies
14b	Magnet Trade
15a	Euro Car Parts
15b	Bengal Foods
16a	Available: 500.56 sq m / 5,388 sq ft
16b	Available: 432.84 sq m / 4,659 sq ft
17a	Mr Clutch
17b	Holme Dodsworth Metals
18	Northgate

SERVICE CHARGE

An annual service charge currently at 26p per sq ft.

EPC RATING

Unit 16 – E

TERMS

Leasehold – rent on application.

DESCRIPTION

Comprises a terrace of single storey units with a generous eaves height of approximately 5.8 metres. The units will be refurbished to provide full height glazed customer frontage, open plan trading area, level entry doors, good natural light, with improved signage to the estate.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



Key: over 25,000 vehicles per day* (Source: DFT 2015)



FURTHER INFORMATION & VIEWING

Strictly by appointment through joint agents:



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