

TO LET/MAY SELL Industrial Unit

4-5 Dalroad Industrial Estate, Dallow Road
Luton, LU1 1SP

Key information

- ❑ Established Industrial Unit
- ❑ "Trade" focused location adjoining Travis Perkins and Jewson
- ❑ Extensive yard area
- ❑ 2 miles to Junction 11 of the M1
- ❑ Suitable for alternative uses, subject to planning.
- ❑ 2,738 sq m (29,472 sq ft) on 0.611 ha (1.51 acres)

Contact

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Location

The property is situated on Dallow Road, approximately 1 mile west of Luton Town Centre and 1 mile south of the junction with the A505 Dunstable Road, via Chaul End Road. The M1 Junction 11 is only 2 miles to the north west.

The surrounding area is largely industrial focused on the northern side of Dallow Road with Travis Perkins occupying premises to the immediate east with a number of their group brands represented including City Plumbing, Benchmarx and BSS. Jewson occupy a site immediately to the west with other occupiers in the area including Bestway, Screwfix, Edmundson Electrical and B&Q.

Description

The property comprises a twin bay industrial facility dating from the 1960's with an asbestos roof and profile metal sheet cladding throughout. The yard is tarmac surfaced and secured by pallisade fencing.

The warehouse areas are laid to sectional concrete with lighting by translucent ceiling panels and boxed LED lighting. There are a series of roller shutter doors to the western elevation.

At the front of the unit is a reception area with a carpet tiled floor and suspended ceiling with strip lighting. A customer WC sits to the side.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Terms & Tenure

The property is available on a new lease on terms to be agreed.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £148,000.

The UBR for 2025/26 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.



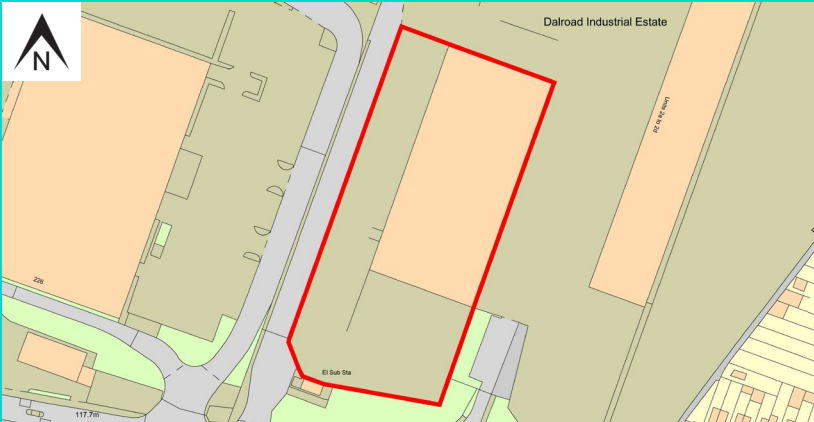
Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Warehouse	2,738	29,472
Total	2,738	29,472

	Hectare	Acre
Total Site Area	0.611	1.51

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



CONTACT

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