

MADE
FOR
TRADE

COSGROVE WAY

COSGROVE WAY | LUTON | LU1 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.



Secure enclosed yard



5.65m eaves height



Roller shutter door

Accommodation

14b	10,260 sq ft
16b	4,659 sq ft
17b	4,425 sq ft

Video Tour

Click to view the video tour:

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 £41,470 | 16b £19,210 | 17b £18,960

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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