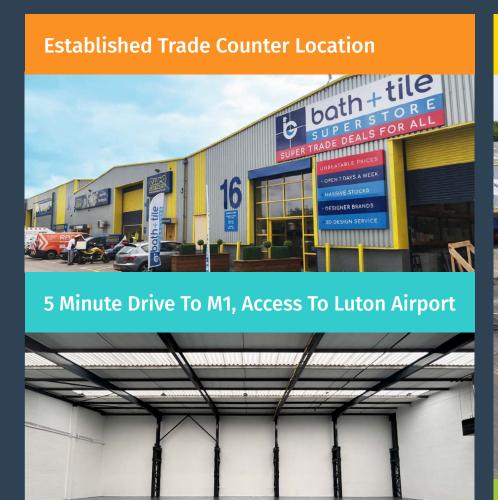
MADE FOR TRADE

COSGROVE WAY

COSGROVE WAY LUTON LU1 1XL



Trade Counter/ Industrial Warehouse Unit Available 9,190 sq ft



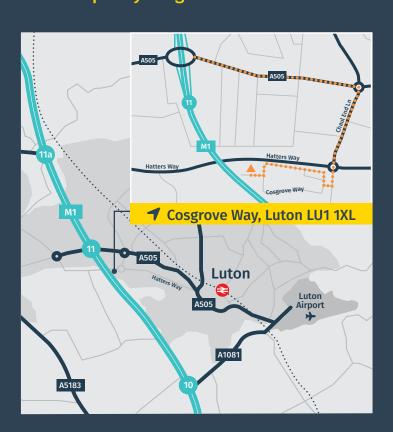
Large Gated Yard & 6.8m Eaves Height





REFURBISHED

The unit benefits from 6.8m eaves, LED lighting throughout, three-phase power, and a 5-metre wide roller shutter door. With direct access to the warehouse, the ground floor office provides practical ancillary space for warehouse staff, while the first floor offers a high-spec office environment complete with a contemporary integrated kitchen.





The unit benefits from a glazed trade entrance and an enclosed yard area of 4,500 sq ft.

Unit 14b

Total	9,190 sq ft GIA
Office	1,690 sq ft
Warehouse	7,500 sq ft

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

POA

Rates Payable

To be reassessed.

Terms

The unit is available on a new full repairing and insuring lease.

VAT

All figures quoted exclude VAT where applicable.

EPC

EPC rating B.

Further Information & Viewing

Please contact the agents below:



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