modal

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TO LET

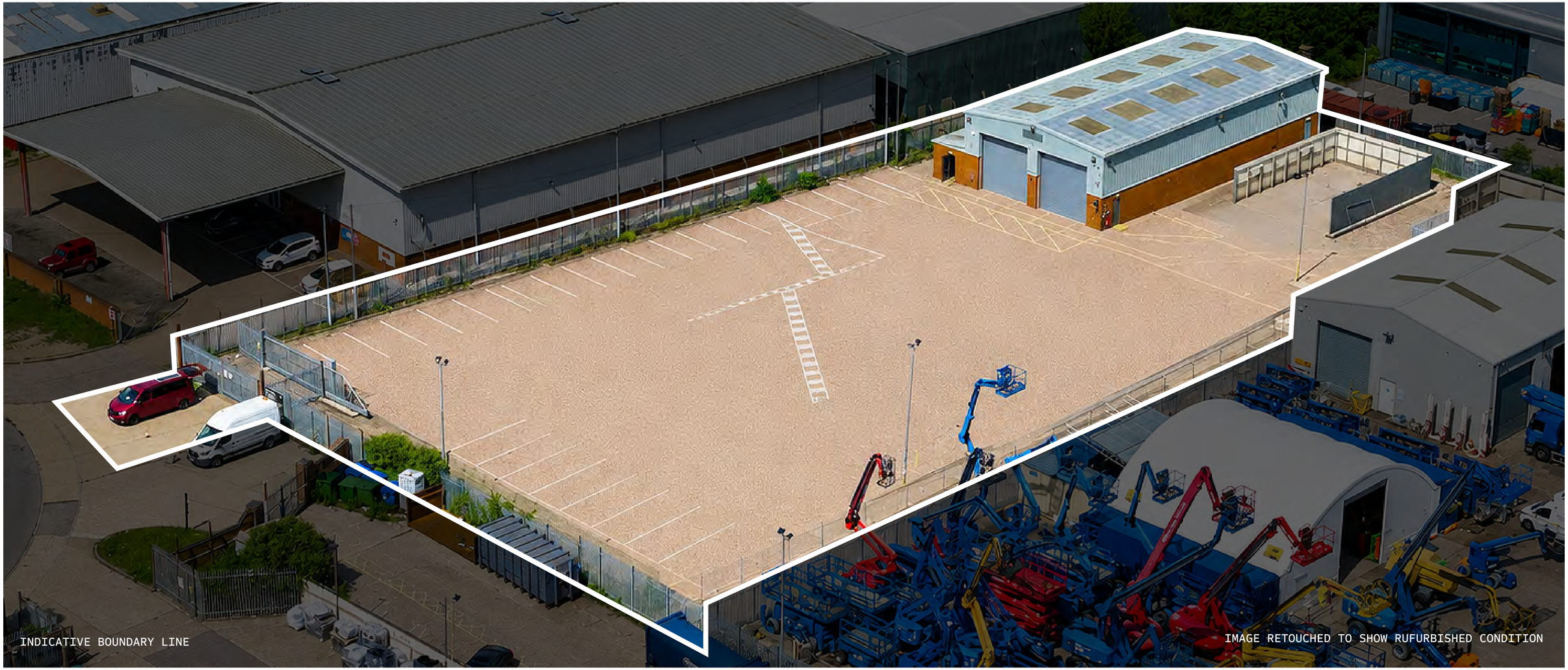
Modal 2
Luton

02

80 CAMFORD WAY · LUTON · LU3 3AN

1 Acre Prime, Secure, Self Contained Open Storage Site

- Prime Industrial Location
- 2.5 miles to J11(A) of the M1
- 24/7 access
- Self-contained and secure
- Concrete surfaced
- 6.5 miles from Luton 42 miles from Heathrow



Location

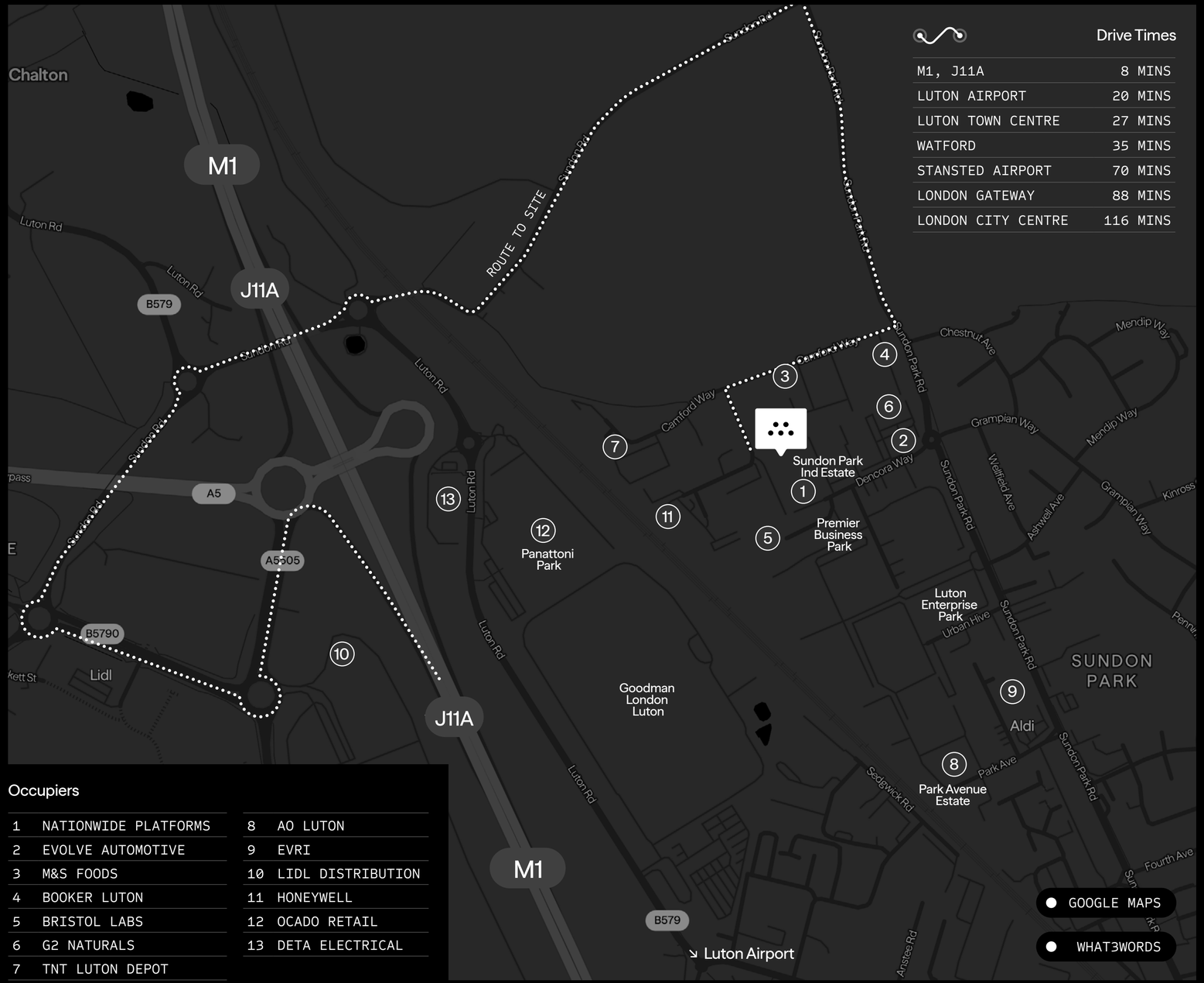


The asset is located within the well-established Sundon Park Industrial Estate in Luton.

The location offers excellent connectivity, lying just 2.5 miles from Junction 11A of the M1 Motorway, providing fast and efficient access to the national road network.

This strategic position places the site within easy reach of key logistics hubs and the wider South East region, whilst London Luton Airport Parkway is 6.5 miles to the east (c.20 minutes drive).

This makes it ideal for occupiers requiring strong regional and national transport links.



Drive Times

M1, J11A	8 MINS
LUTON AIRPORT	20 MINS
LUTON TOWN CENTRE	27 MINS
WATFORD	35 MINS
STANSTED AIRPORT	70 MINS
LONDON GATEWAY	88 MINS
LONDON CITY CENTRE	116 MINS

Occupiers

1	NATIONWIDE PLATFORMS	8	AO LUTON
2	EVOLVE AUTOMOTIVE	9	EVRI
3	M&S FOODS	10	LIDL DISTRIBUTION
4	BOOKER LUTON	11	HONEYWELL
5	BRISTOL LABS	12	OCADO RETAIL
6	G2 NATURALS	13	DETA ELECTRICAL
7	TNT LUTON DEPOT		

Aerial



INDICATIVE BOUNDARY LINE

IMAGE RETOUCHED TO SHOW RUFURBISHED CONDITION

Site Plan

YARD AREA (GEA)	c. 1.0 acre
WORKSHOP AREA (GIA)	377.2 sq m / 4,060 sq ft

The site comprises an open storage (B8) compound extending to approximately 1 acre.

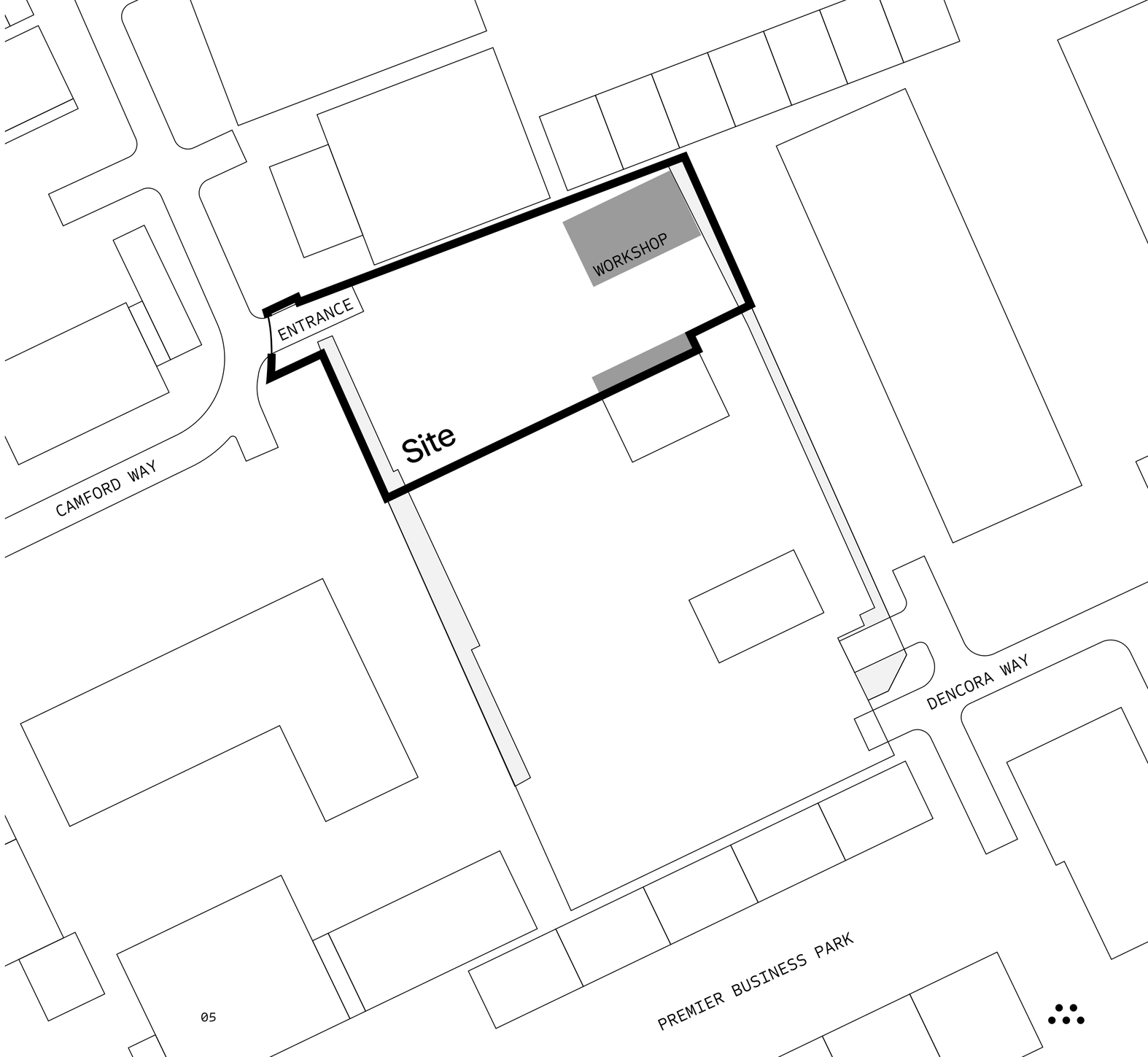
The site benefits from its own dedicated access off Camford Way via a secure, electronically operated gate. It is fully enclosed with perimeter palisade fencing, full concrete hardstanding and a standalone workshop extending to 4,060 sq ft. The site is independently serviced with mains power and water.

As shown on the adjacent plan, the site will be divided with the installation of a new palisade fence.

Located within a well-established industrial area, the site is surrounded by modern warehouse and industrial units, creating a busy and active commercial environment.

The estate benefits from wide internal roads, excellent HGV circulation, and strong connectivity to key arterial routes.

Currently used for the storage and staging of access equipment, the yard offers an ideal opportunity for occupiers seeking secure and high quality open storage space in a prime, strategic location.



INDICATIVE BOUNDARY LINE

Site Details

POWER SUPPLY

Mains Power
277 KvA





C.4K SQ FT WAREHOUSE





ENTRANCE GATE



RENT

Price On
Application

TENURE

Available Now

New lease available for a
term to be agreed.

EPC RATING

EPC C (62)

Details available on request.

INDICATIVE BOUNDARY LINES



INDICATIVE BOUNDARY LINE

IMAGE RETOUCHED TO SHOW RUFURBISHED CONDITION

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Legal Costs

Each party is to be responsible for their own legal costs incurred.

VAT

The property is VAT registered.

Planning

The property benefits from B8 (Storage and Distribution) use.

Other

The site benefits from mains water and three-phase electricity supply with an available capacity of up to 277 kVA.

Business Rates

The VOA shows an entry in the current rating list of £45,000.

For payable rates interested parties should make their own enquires of the VOA / refer to the Local Rating Authority – Luton Council – 01582 546035.

EPC

The current EPC rating is C(62). A copy of the certificate is available on request.

Contacts

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