

Unit 1 Walter Lawrence Trading Estate

Lawrence Industrial Estate, Dunstable, LU6 1BD

adroit
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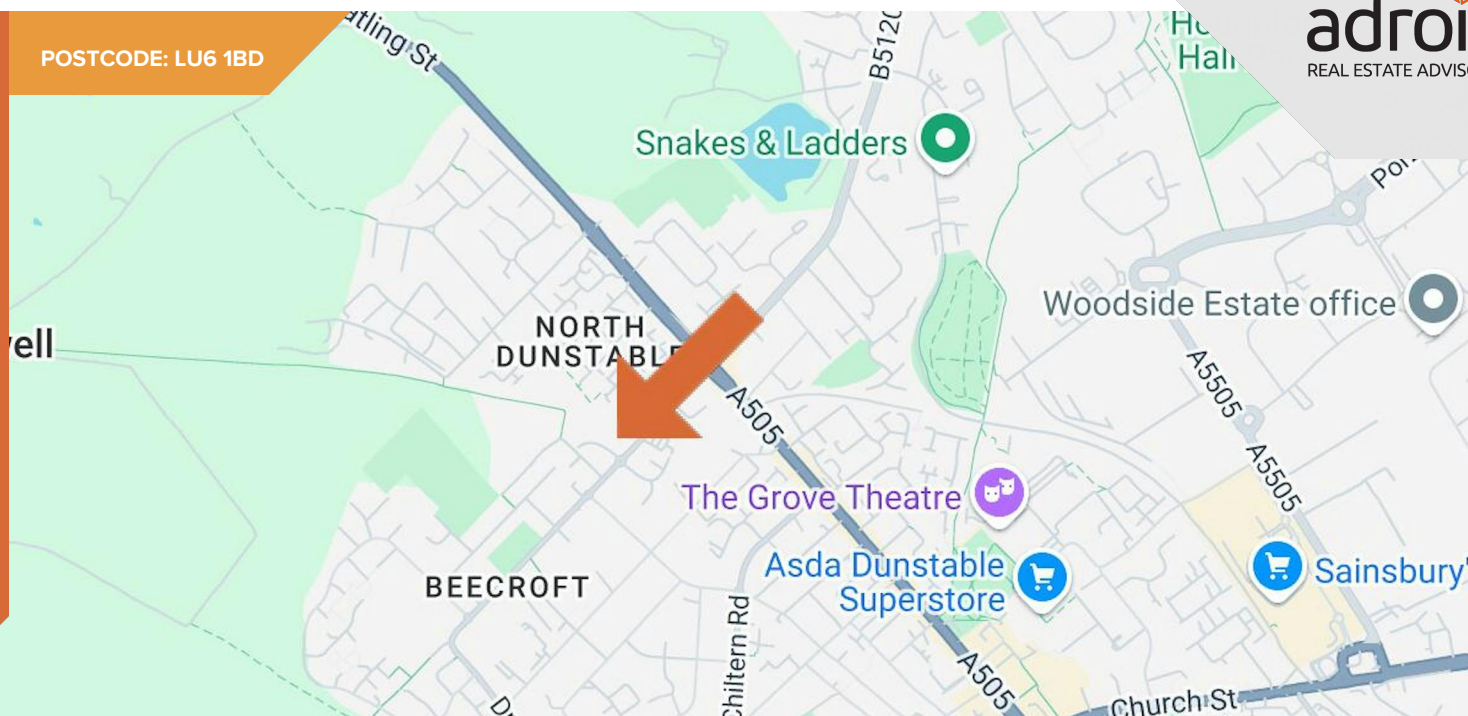


TO LET

10,497 sq ft (975.20 sq m)

- Comprehensive refurbishment including a new roof and external cladding
- 5.75m eaves height
- First floor offices
- Motion activated LED lighting throughout
- Good access to the A5 - M1 Link and M1 J11A
- One new up and over loading door
- EV Charging Point

POSTCODE: LU6 1BD



Description

An end of terrace warehouse unit situated in the north of Dunstable. The unit has been comprehensively refurbished and now benefits from a new roof, 5.75m eaves height, a new electrically operated up and over loading door, motion activated LED lighting within the warehouse, over-cladding on the front elevation, refurbished first floor offices, wc facilities, three phase power and a mains gas supply.

Location

Walter Lawrence Trading Estate is situated on the northern edge of Dunstable, close to the A505 (High Street North) just off of Brewers Hill Road. The A5-M1 Link is approximately 1.5 miles away and M1 Junction 11A is approx. 4.5 miles away. Existing occupiers on the estate include Hardings Accident Repair, Stabilo and Curvature Group.

The nearest train stations are either Luton or Leighton Buzzard, which both run services to London.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse	9,635	895.12
1st - Offices	862	80.08
Total	10,497	975.20

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

B (28)

Availability

Available Q4 2025

Rent

£11.95 per sq ft

Service Charge

£0.89 per sq ft (2026 Budget figure)

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

To be reassessed. Currently in a single assessment of £151,000 with Units 2 and 3 in the 2023 Rating List.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, JLL

Adroit Real Estate Advisors



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