



Dallow Road, Laporte Retail Park

Luton, LU1 1HL

**First-class open storage
yard facility up to 103,000
ft² (2.36 Acres).**

27,900 to 103,000 sq ft
(2,591.99 to 9,569.01 sq m)

- 1.2 Miles from J11 of M1 Motorway.
- 29 miles from Central London.
- 3 miles from Luton Airport.
- 24 / 7 Access.
- Self Contained & Secure with 3 entrances.
- Available in its entirety or in part.
- Crushed concrete sub surface with granite plainings.

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Summary

Available Size	27,900 to 103,000 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

This site offers a first-class open storage (B8) compound, covering a total area of 2.36 acres. It is self-contained and secure, featuring perimeter palisade fencing throughout and three dedicated entrances accessible via a private service road off Dallow Road. The surface is currently laid with crushed concrete and compacted granite plainings, prepared for a tarmac or concrete hard surface installation based on tenant requirements. Additionally, capped-off electric and water connections will be brought into the site and connected to mains drains.

Location

The site is situated within an established industrial estate on the northeast side of Dallow Road in Luton. It is conveniently located just 1.6 miles west of Luton Town Centre and 1.2 miles from Junction 11 of the M1 motorway. This industrial estate is home to several notable occupiers, including Aldi, Tradepoint, and B&Q. The site offers direct access from Dallow Road and is well-connected to major transport links: Central London is 29 miles to the north, Luton Airport is 3 miles away, and Luton Railway Station is just 2.5 miles from the site. Other nearby occupiers include Lidl, Dreams, DFS, and SCS.

Specification

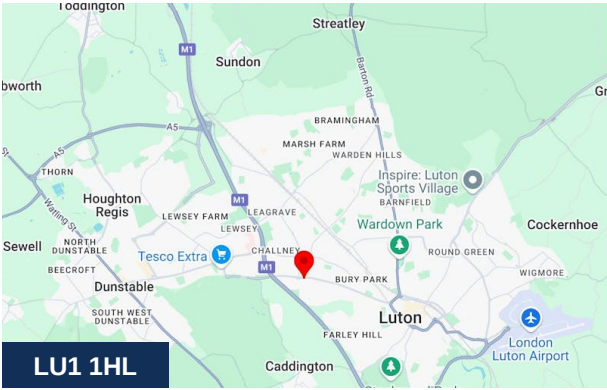
The newly installed surface consists of a crushed concrete sub-base topped with granite plainings. Water and electric utilities have been capped off and will be brought into the site at two locations.

Planning

Planning permission for B8 open storage was granted on November 23, 2023. A copy of the planning consent is available for download here. Additionally, a copy of the Decision Notice and associated plans can be provided upon request.

Video

- Aerial Video of Site - <https://vimeo.com/1002016792?share=copy>



Viewing & Further Information



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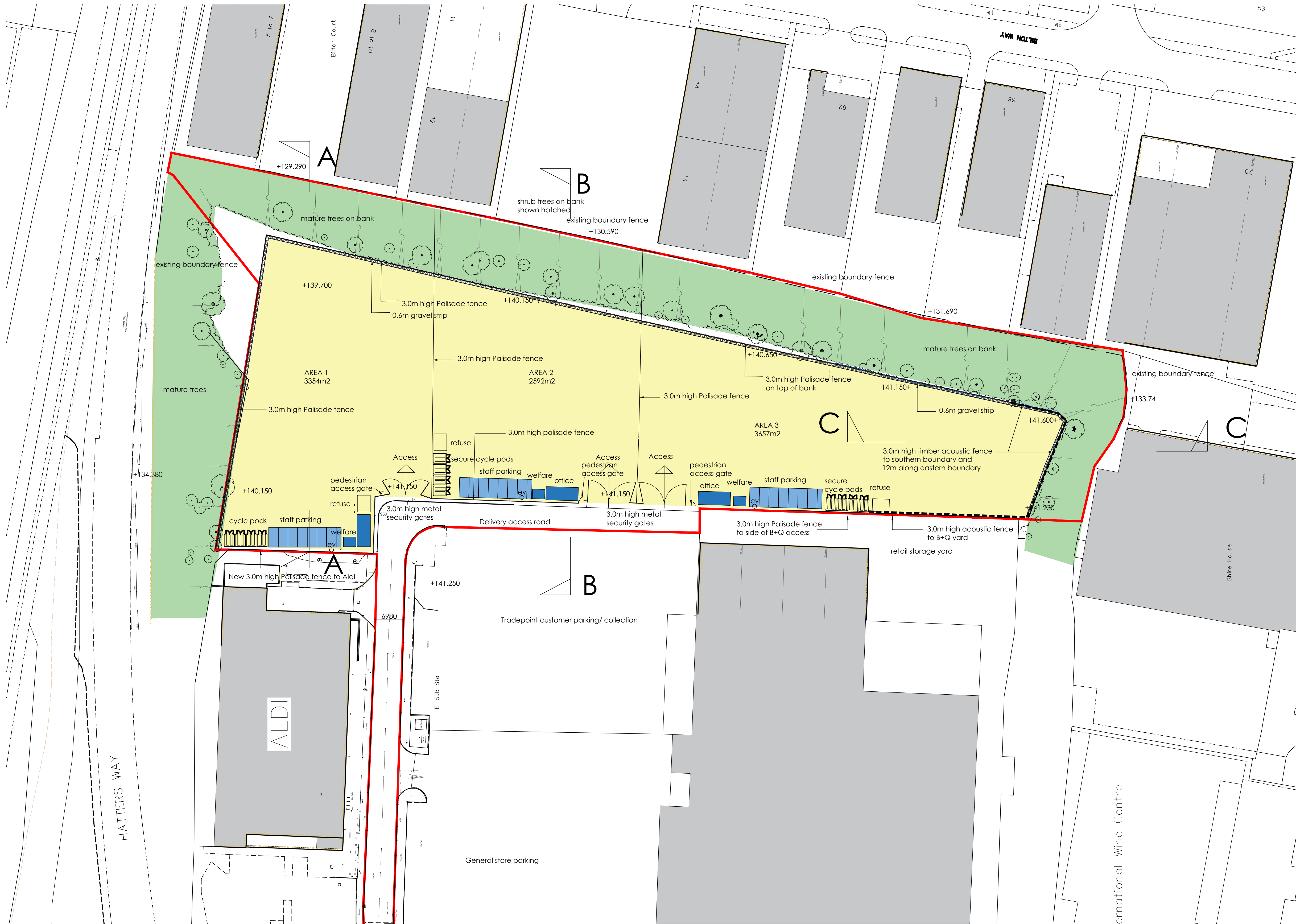
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Proposed Site Plan
Scale 1:500

NOTES
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3 ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE / STATUTORY AUTHORITY AND MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS

KEY

- Existing trees to be retained
- Perimeter gravel strip
- Concrete surfaced yard
- Office+ Welfare
- Staff parking area
- Acoustic fence

P9	pedestrian gates amended	20.01.24
P8	acoustic fence amended	18.01.24
P7	acoustic fence extended, pedestrian gates, EV charger point added	12.01.24
P1	Preliminary Issue.	08.08.23

REV	DATE	CHKD
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D - design	PL - planning	PT - pre-tender
T - tender	P - preliminary	
C - construction	R - record	

Project
Land to East of B+Q + Aldi
Laporte Business Centre
Dallow Road, Luton LU1 1LX

Client
Powell London Luton Ltd

Drawing
Proposed Site Plan 3 Yards

Date Aug. 23	Cad Ref	Dm PH	Chkd CS
Scale 1:500@A1	Drawing No 23964-PL03	Rev P9	