

Lot 13, Land East of Aldi and B&Q at Laporte Retail Park, Dallow Road, Luton, Bedfordshire LU1 1HL

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Substantial Vacant Site with Recent Planning Permission for 3,159 sq m (34,000 sq ft) B8 Trade Counter/
Industrial Warehouse

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Property Information

Substantial Vacant Site with Recent Planning Permission for 3,159 sq m (34,000 sq ft) B8 Trade Counter/ Industrial Warehouse

- Total site area of 1.40 hectares (3.46 acres) gross
- Full planning permission for the erection of B8 (industrial warehouse) together with associated access, car parking, external areas, yards and associated engineering works
- Heads of Terms previously agreed with Selco Trade Centre Ltd based on new 15 year lease and tenant only break option at year 10, at a commencing rent of £517,000 per annum
- Possible Open Storage Development Opportunity, subject to necessary consents
- Nearby occupiers include Aldi, B&Q, Lidl, Dreams, DFS and SCS
- Located on Laporte Retail Park, between Hatters Way Retail Park & M1 Motorway (1.5 miles)

Lot

13

Auction

18th May 2023

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles	18 miles south of Bedford, 19 miles south-east of Milton Keynes and 29 miles north of Central London
Roads	A6, A505, M1 (J11)
Rail	Luton Railway Station
Air	London Luton Airport (3 miles)

Situation

The property is situated on Dallow Road and close to Hatters Way in a mixed-use area on Laporte Retail Park & close to Hatters Way Retail Park. Nearby occupiers include Aldi, B&Q, Lidl, Dreams, DFS & SCS.

Tenure

Freehold.

Description

The property comprises a development site with a site area of approximately 1.40 hectares (3.46 acres) gross.

VAT

VAT is applicable to this lot.

Planning

Full planning permission was granted on 8th November 2022 for the erection of a commercial unit comprising 3,159 sq m (34,000 sq ft) of B8 (warehouse) together with associated access, car parking, external areas, yards and associated engineering works. Application number: 22/00141/FUL. All enquiries should be made to Luton Borough Council (www.luton.gov.uk - t: 01582 546 000). The site could also be suitable for a possible open storage development opportunity.

Completion Period

8 week completion - please see Special Conditions of Sale.

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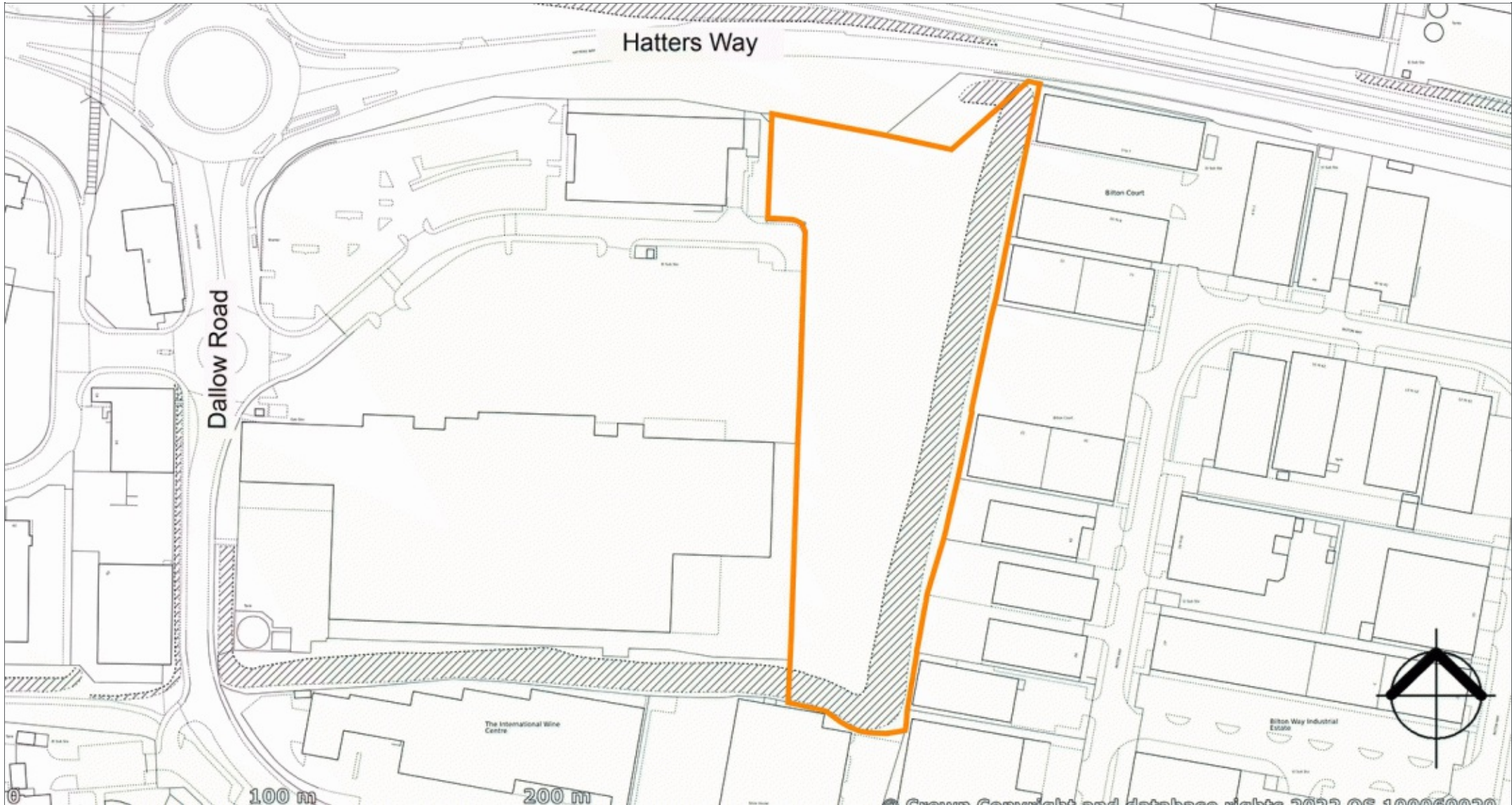
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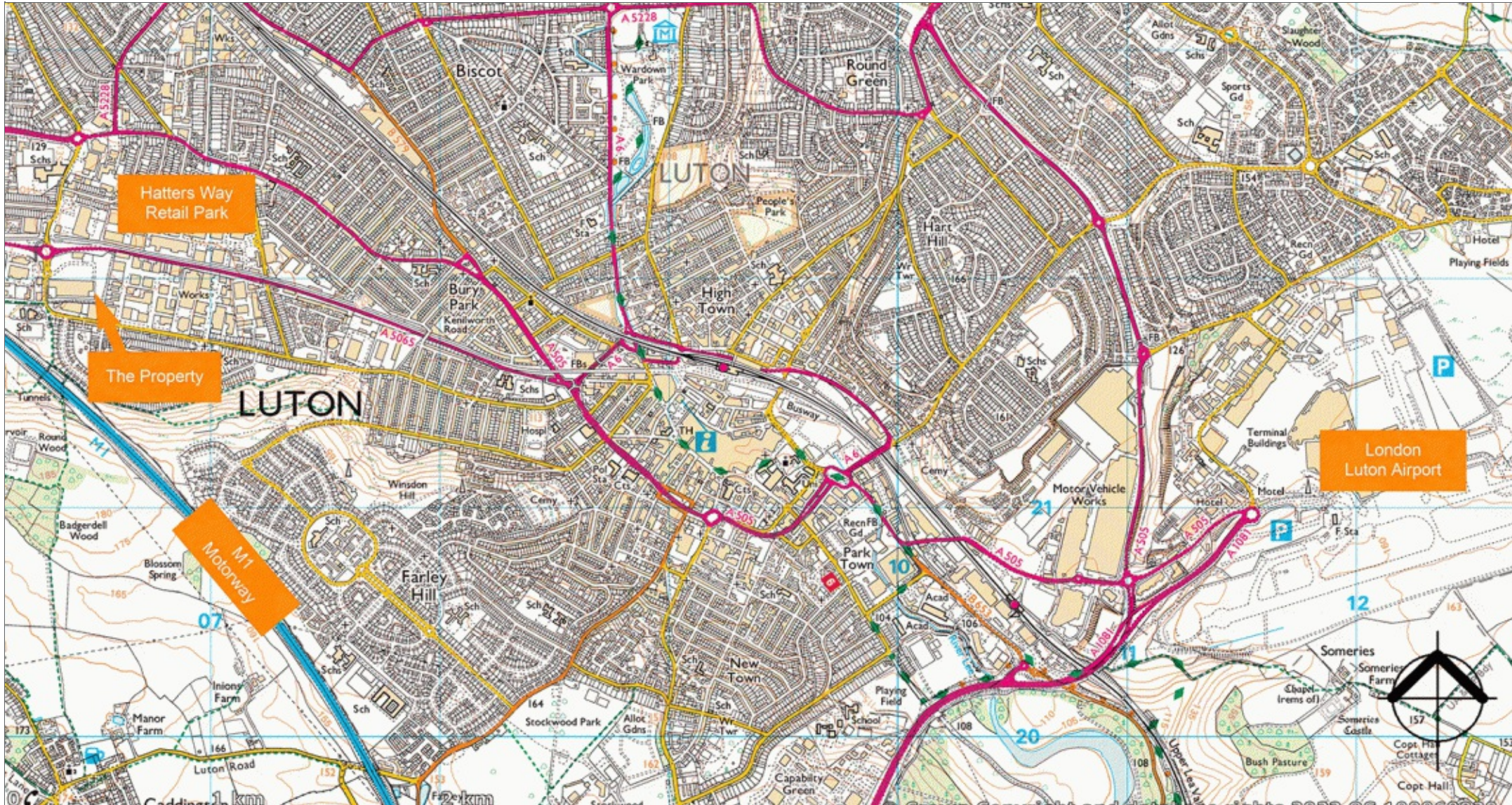
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September 2020

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