


# Kimpton Road, Luton

165,641 sq ft

Kimpton Road, Luton  
LU2 0SX

 raves.raves.valid

Low Site Cover  
Industrial Warehouse  
Immediately Available



**DTRE**

 **PARADIGM**

# Tenure

The current lease expires in December 2035, and is available now on a sub-lease basis at the passing rent of £7.02 psf.

# Specification

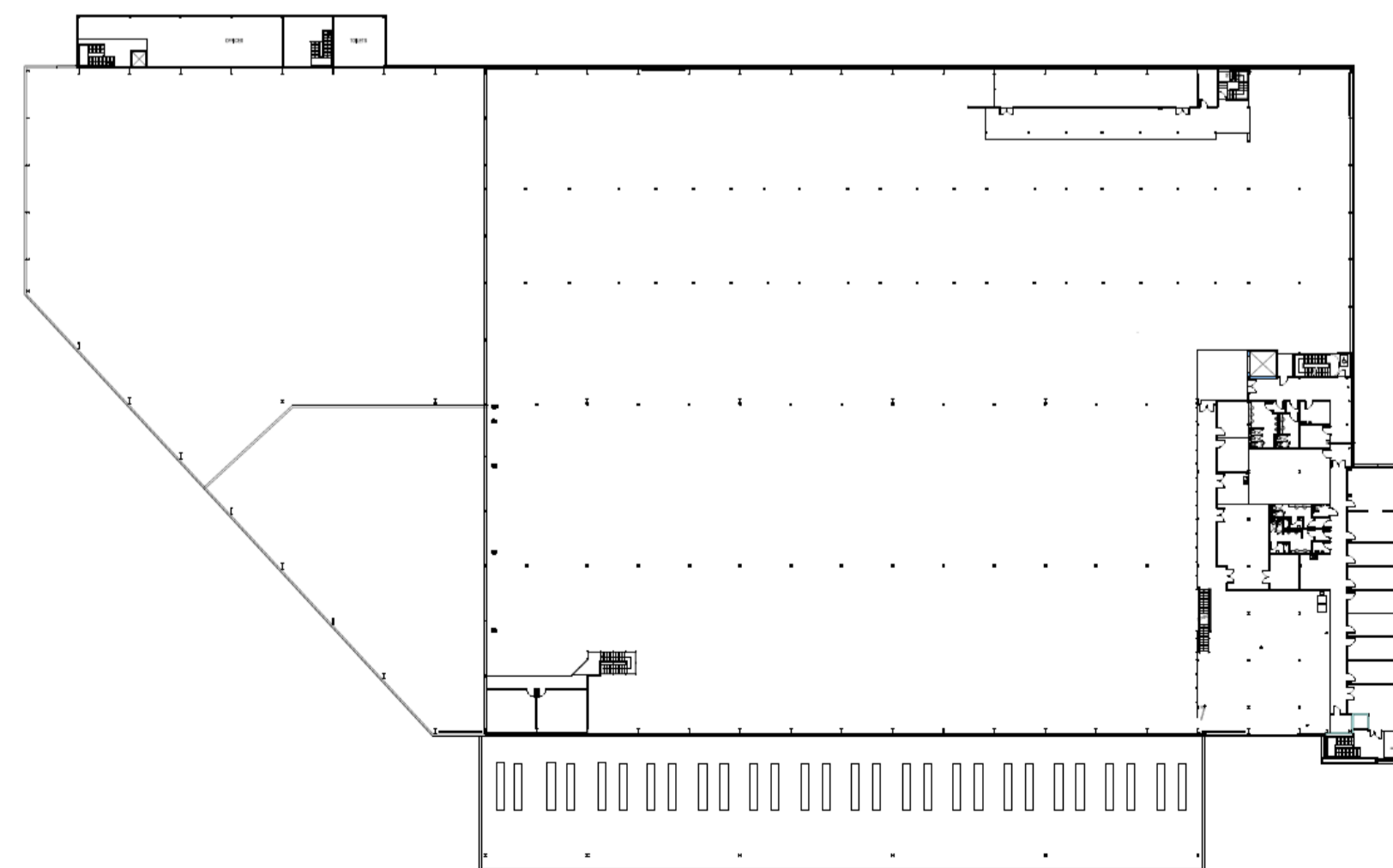
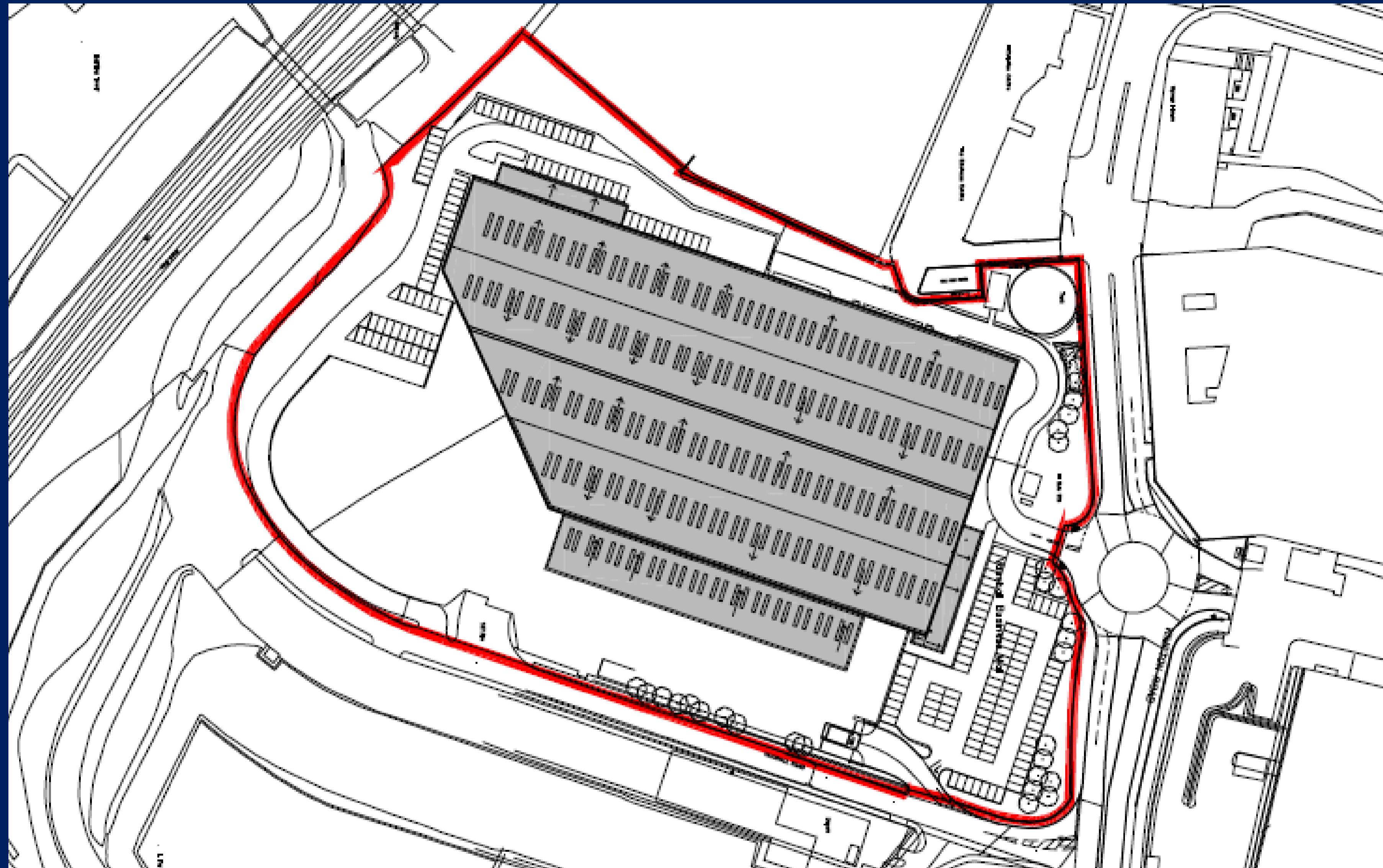
- 7 Level Access Door (Ability to increase to 14)
- 45-70m Deep Yard
- 12.5m Eaves
- 1.5 MVA Power
- Sprinklers Included
- 19 EV Chargers Available
- Parking Area for 184 Cars
- Canopied Loading Area
- Large External Yard Area
- Motion Sensor LED Lighting
- Security Gatehouse
- B2/B8 Consent
- EPC B
- 9.2 acre site (3.7 ha)
- 42% Site Cover



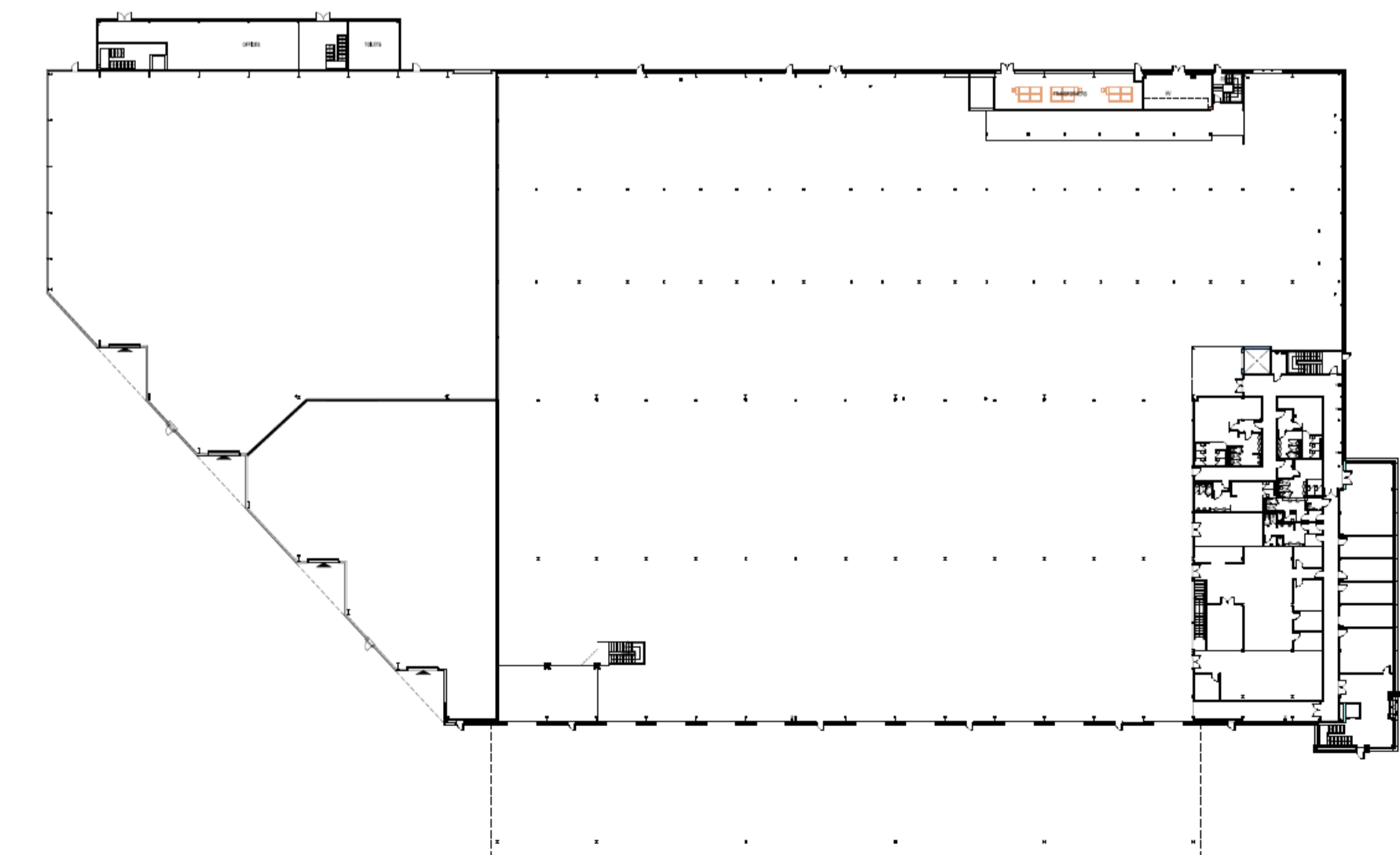
# Accommodation

Area	Sq M	Sq Ft
<b>Ground Floor</b>		
Warehouse	12,944	139,323
Offices	536	5,769
<b>1st floor</b>		
Warehouse		
Mezzanine	946	10,184
Offices	539	5,800
Loading Bay Office	75	807
<b>2nd floor</b>		
Mezzanine	269	2,892
<b>External Buildings</b>		
Security Hut	24	255
Sprinkler Pump House	57	611
<b>Total</b>	<b>15,388</b>	<b>165,641</b>

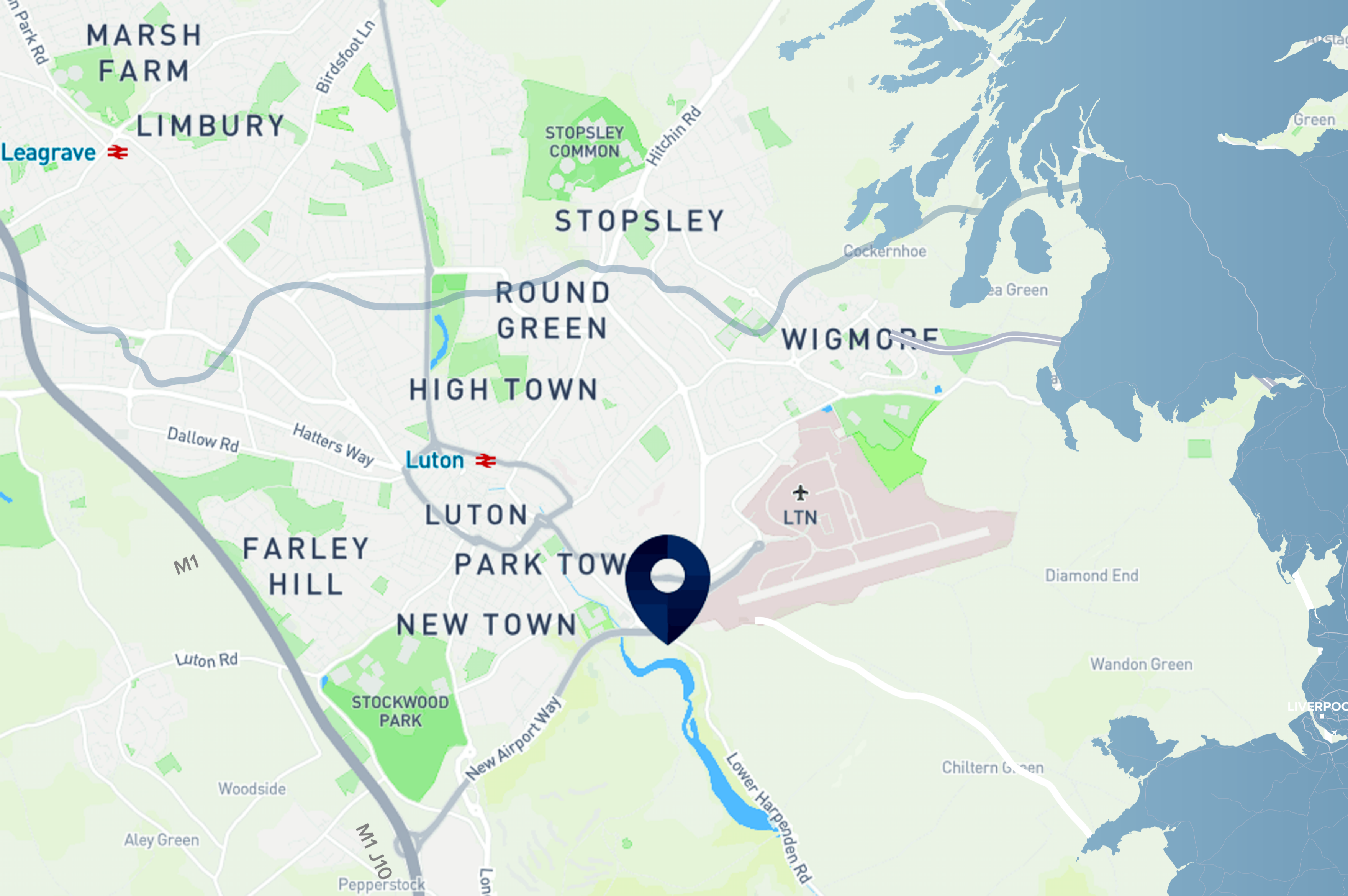
Approximate Gross Internal Area



MEZZANINE LEVEL 1 FLOOR PLAN



GROUND FLOOR PLAN




**LOCATION**

Luton has great transport links reaching many major cities by road, rail and air making it an ideal place to invest and grow. You can access over 23m people within two hours' travelling time from Luton.


Within the town there are two train stations, with Luton Airport Parkway a 4 minute walk away. Regular train services are provided by Thameslink and East Midlands Main Line.


Luton is located 22 minutes from London St Pancras International by rail. London Luton Airport is one of the UK's busiest airports, carrying 58 million passengers over the past five years.

The property is located on Kimpton Road, Luton. Access to Junction 10 of the M1 Motorway is within 2.5 miles providing access north and south bound.


 Road	Miles	Mins
M1 Junction 10	2.5	5
M1 Junction 11	6	11
M25 Junction 21	11.5	14

 Airports	Miles	Mins
London Luton Airport	0.7	3
Heathrow	34	35

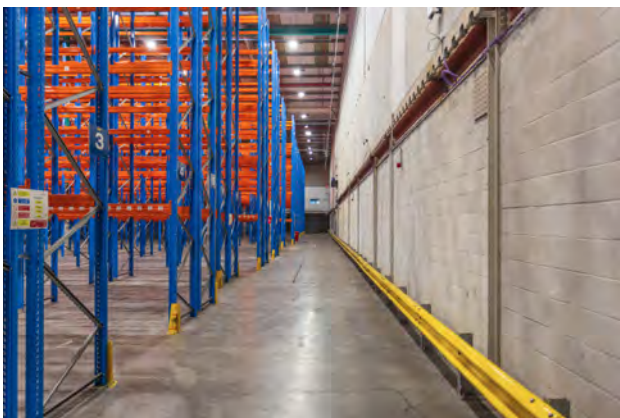
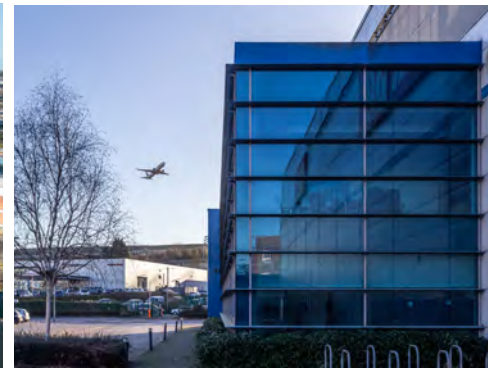
 Location	Miles	Mins
Milton Keynes	26	35
Hemel Hempstead	11	19
Watford	18	27
Central London	34	71

 Train	Miles	Mins
Luton Airport Parkway	0.5	2
Luton Station	1.9	9



# Gallery





## Contact

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# DTRE

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