



**TO LET**

**WOODSIDE ROAD, SLIP END, BEDS, LU1 4DQ  
PLANT & TRANSPORT DEPOT**



## “ OPPORTUNITY

- Plant & transport depot with workshop buildings
- Strategically located to the west of Luton
- 2 miles (3.21 km) from M1 J10
- Site of 1.511 acres (0.611 Ha)
- Workshop buildings of 4,055 sq ft (376.75 sq m)
- Hardstanding & access of 1.045 acres (0.422 Ha)
- No restriction on the hours of operation
- Available on a new lease at £150,000 per annum

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## LOCATION

Luton is a major commercial centre located approximately 34 miles north of central London and having a population in the order of 213,000. Together with Dunstable and Houghton Regis, it forms one of the largest conurbations in southern England.

The town benefits from excellent road, rail and airport connectivity. The town straddles the M1 Motorway with Junctions 10, 11 & 11a providing easy access to the national motorway network. The M25 is 12 miles to the south. Luton and Luton Airport Parkway stations provide a fast and frequent rail service to St Pancras International and the City of London. London Luton Airport, the fifth busiest in the country, is located 5 miles to the east.

## SITUATION

The property is located 2 miles south west of Luton town centre and sits just to the north of the B4540 Luton Road between the villages of Slip End and Markyate. Junction 10 of the M1 Motorway is 2 miles to the east whilst Junction 9 is 4 miles to the south via the A5183 (A5).

## DESCRIPTION

The property comprises a plant and transport yard comprising two modern workshop buildings, with Unit 6 extending to 2,251 sq ft and Unit 7 extending to 1,804 sq ft together with 1.0459 acres of hardstanding, car parking and access areas. There is an additional area of 0.385 acres that is located within the green belt. Further details are available on request.

## ACCOMMODATION

The property provides the following approximate dimensions and net floor areas:

### Unit 7

Ground Floor Offices & Workshop: 1,444 sq ft (134.22 sq m)  
First Floor Archive Storage: 360 sq ft (33.44 sq m)

**Total 1,804 sq ft (167.66 sq m)**

### Unit 6

Ground Workshop: 2,125 sq ft (197.50 sq m)  
First Floor Office: 126 sq ft (11.75 sq m)

**Total 2,251 sq ft (209.25 sq m)**

## PLANNING

The property benefits from planning for a plant and transport depot by virtue of a Certificate of Lawful Use issued by Central Bedfordshire Council on 27th February 2020.

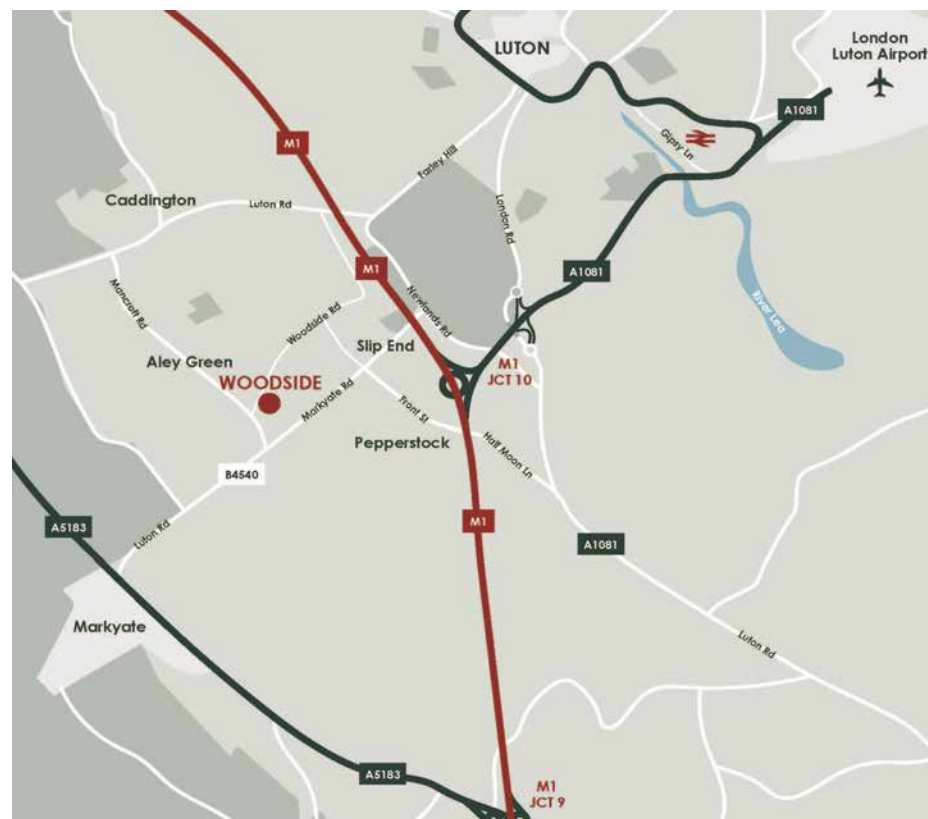
There are no restrictions on the hours of operation.

## RATING

The property has the current rating assessment:

Workshop & Premises: £24,500

Please note this is not the amount of business rates payable.



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## EPC

B (63) & C (69).

Copies of the certificates are available.

## VAT

The property is elected for VAT.

## PROPOSAL

The property is available to let on a new FRI lease for a term to be agreed at a rent of £150,000 per annum.

## FURTHER INFORMATION

For further information please contact the sole agents Jessop & Co:

**Paul Jessop MRICS**

**E: [paul@jessopco.co.uk](mailto:paul@jessopco.co.uk)**

**M:07881 360210**



**Jessop  
& Co**

**01582 346110**

[www.jessopco.co.uk](http://www.jessopco.co.uk)

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- (1) These particulars are given and any statement about the property is made without responsibility on the part of Vendor and do not constitute the whole or any part of an offer or contract.
- (2) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
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