



## Dallow Road, Laporte Retail Park

Luton, LU1 1HL

**First-class open storage  
yard facility. Final remaining  
compound.**

**36,100 sq ft**  
(3,353.80 sq m)

- 1.2 Miles from J11 of M1 Motorway.
- 9 miles from Central London.
- 3 miles from Luton Airport.
- 24 / 7 Access.
- Self Contained & Secure with 3 separate entrances.
- Available in its entirety or in part.
- Newly Tarmacked Flooring
- Capped off Water & Electric

# Dallow Road, Laporte Retail Park, Luton, LU1 1HL

## Summary

Available Size	36,100 sq ft
Rent	£6 per sq ft
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
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 recently tarmacked. Additionally, capped-off electric and water connections will be brought into the site and connected to mains drains.

The site has been split into 3 self-contained compounds, compounds 1 & 2 are now under offer and compound 3 is available.

## 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 site has recently been renovated with a newly tarmacked surface. 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.

## Accommodation

Name	Building Type	Size	Availability
Outdoor - Compound 1	Open Storage	36,100 sq ft	Available
Outdoor - Compound 2	Open Storage	27,900 sq ft	Under Offer
Outdoor - Compound 3	Open Storage	40,000 sq ft	Under Offer

## Video

- Drone Video - <https://vimeo.com/1139330298?share=copy&fl=sv&fe=ci>



## Viewing & Further Information



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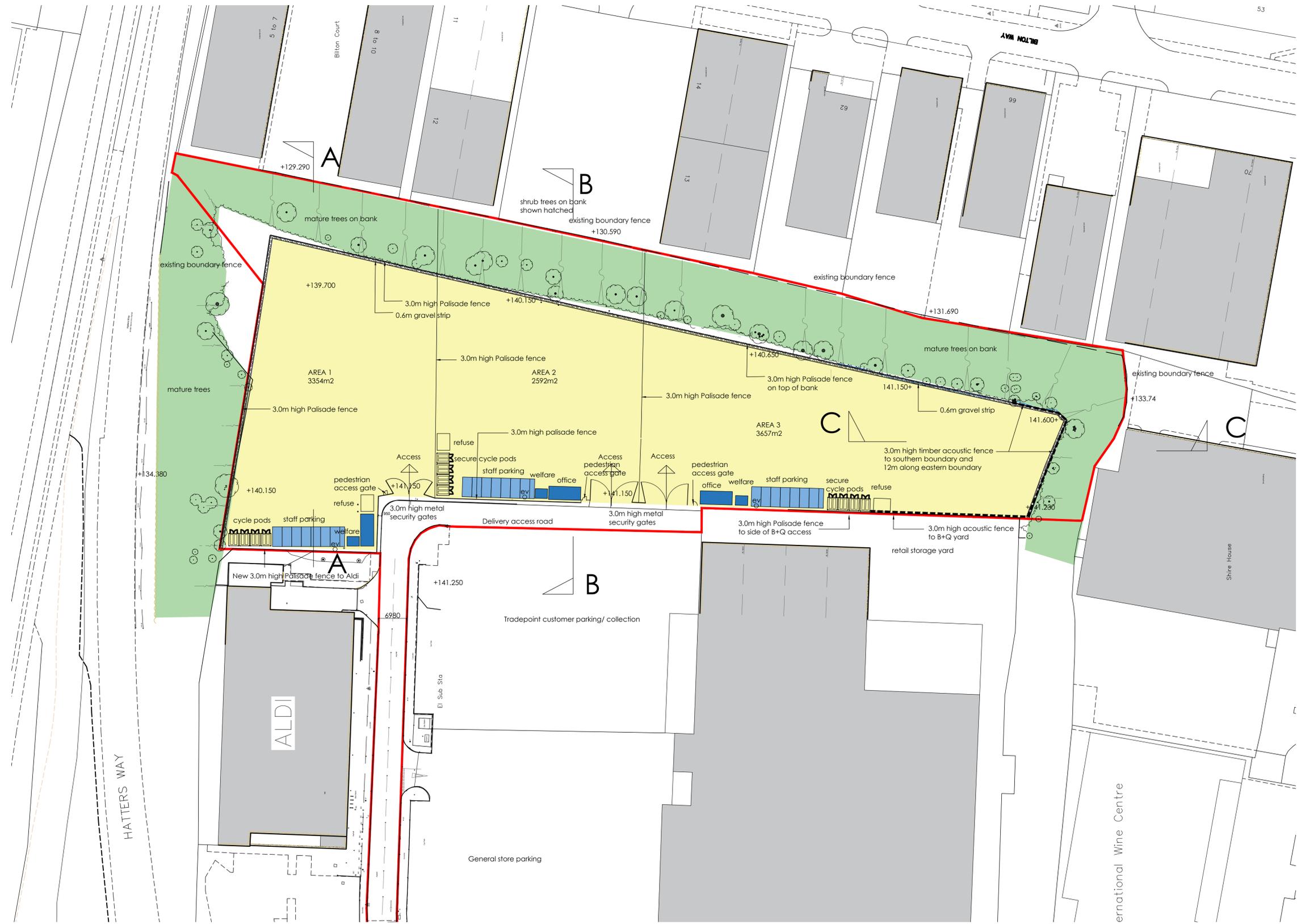
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**KEY**

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

Proposed Site Plan  
 Scale 1:500



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