

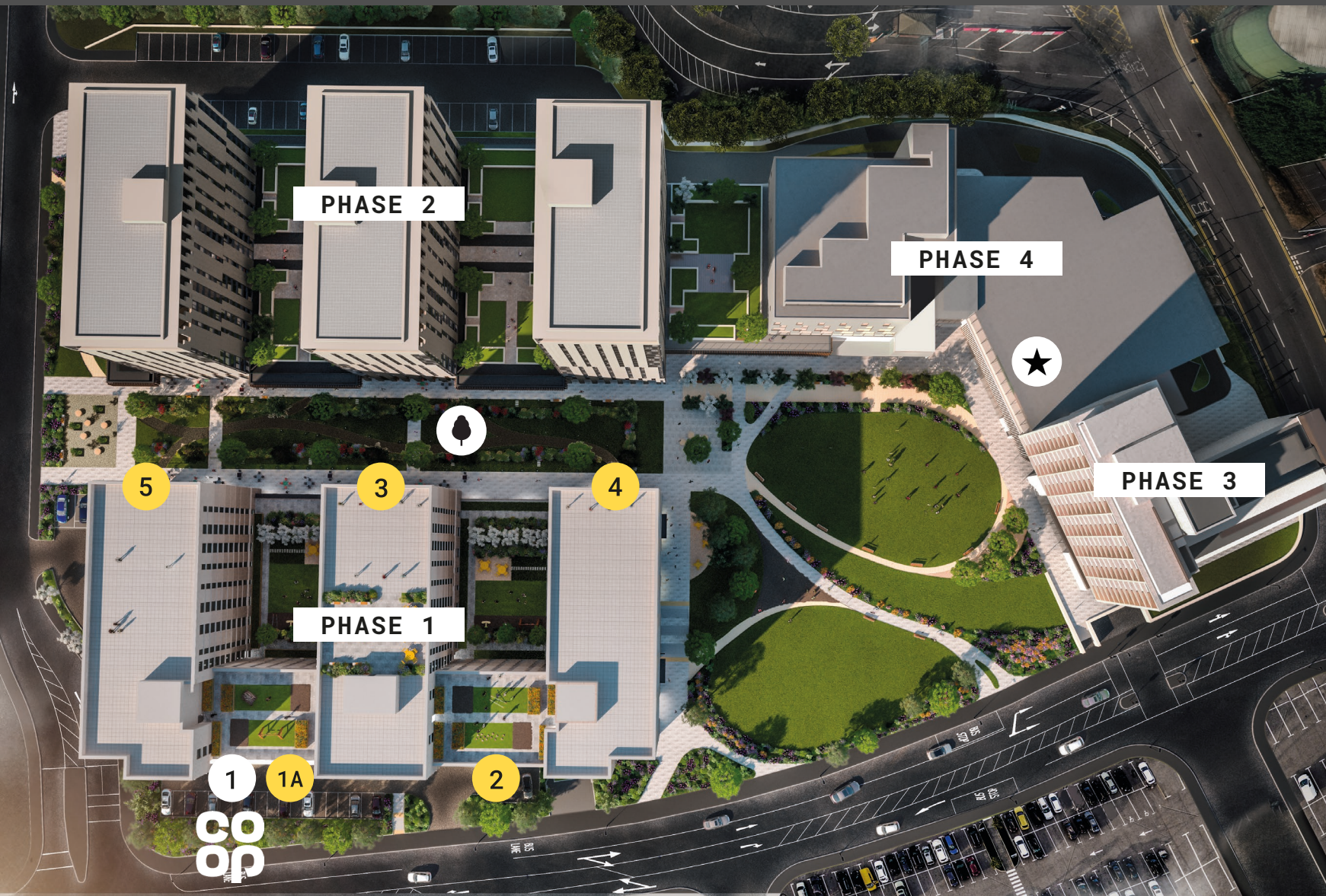
S.R. Wood & Son
Est.1981
01582 401 221
www.srwood.co.uk

TO LET
FOR SALE
VIEWING AVAILABLE

LUNTON

Commercial Units
For Sale | To Let

A DEVELOPMENT BY
 **Strawberry Star**



KEY FEATURES

- Luton's premier mixed-use development
- Prominent and strategic location
- Phase 1 - 401 apartments + c.23,550 sqft ground floor commercial space
- Phase 2 - 592 apartments + 22,000 sqft ground floor commercial space
- C.107,639 sq ft of landscaped public piazza and park to be delivered as part of Phase 2
- Flexible use (Use Class E)
- Adjacent 520 new home development nearing completion

Unit 1 - Investment sold

Unit 1A - Under offer

Unit 2 - Available

Unit 3 - Available

Unit 4 - Available

Unit 5 - Under offer

★ - Premier brand hotel & banqueting hall

🌳 - Pedestrian boulevard

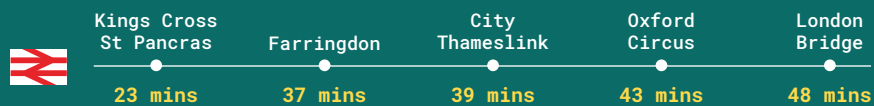
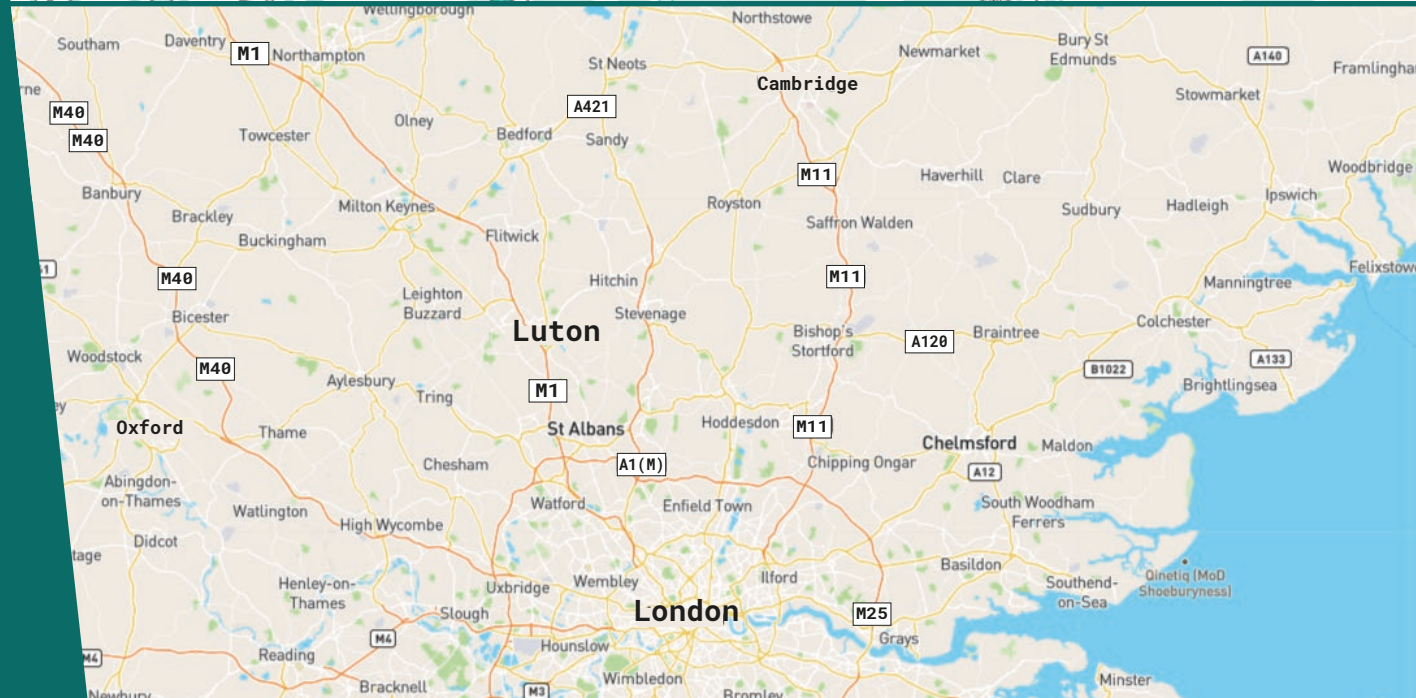
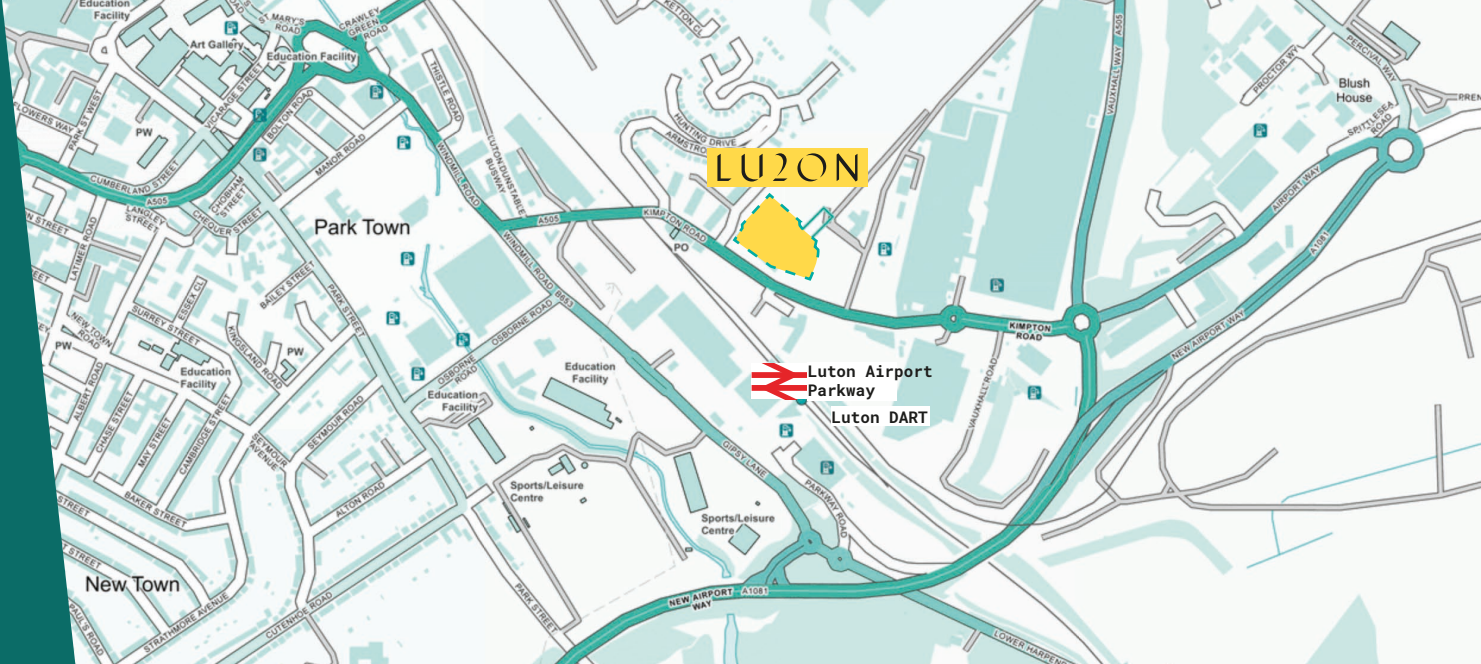
LOCATION

LU20N is a high specification, mixed-use development and is arguably Luton's premier residential lead scheme. It is located on Kimpton Road in Luton (on the former Vauxhall car manufacturing site), which comprises a mixture of residential and commercial real estate located between Luton town centre and London Luton Airport.

The scheme is prominently and strategically positioned opposite the new Luton DART station, which opened to the public in March 2023 providing direct travel to London Luton Airport within c.4 minutes. Luton Parkway railway station is also opposite and provides direct access to London St Pancras within c.23 minutes. The Hampton by Hilton hotel is just across the road.

Various arterial routes are easily accessible including the M1 (Junction 10), A505 to Hitchin and A6 to Bedford.

This development sits in a part of Luton that has seen substantial financial injection/development with lots more potential. This includes not only the airport expansion, but the DART station as above and 1.1m sq ft of industrial/logistics space. This proposed regeneration will see higher footfall and traffic within the area. LBC believe the construction of a 'corridor' (between the town centre, past the proposed Luton Town Football Club stadium, up Kimpton Road, to the airport and beyond) will be a key feature for the town for years to come.



DESCRIPTION

A mixed-use development, LU20N incorporates 993 new homes which bring approximately 1,300 new residents (across Phases 1 & 2) to the area, as well as c.23,550 sq ft (in Phase 1 alone) of commercial premises too. Phase 1 is complete and Phase 2 is planned.

The commercial premises are all located at ground floor level and are finished to a shell condition which allows ingoing tenants/buyers to fit-out to their specification. Each unit benefits from:

- Large shop windows (some double-fronted and return-fronted)
- Pedestrian access doors
- Generous floor to ceiling height
- Blockwork walls
- BT Fibre connectivity
- Designated short-stay parking
- 3-phase electricity

Each unit falls under Use Class E, which allows uses such as: retail, leisure, food & beverage, gymnasium, office, professional services, day centres and R&D to name a few.



GALLERY

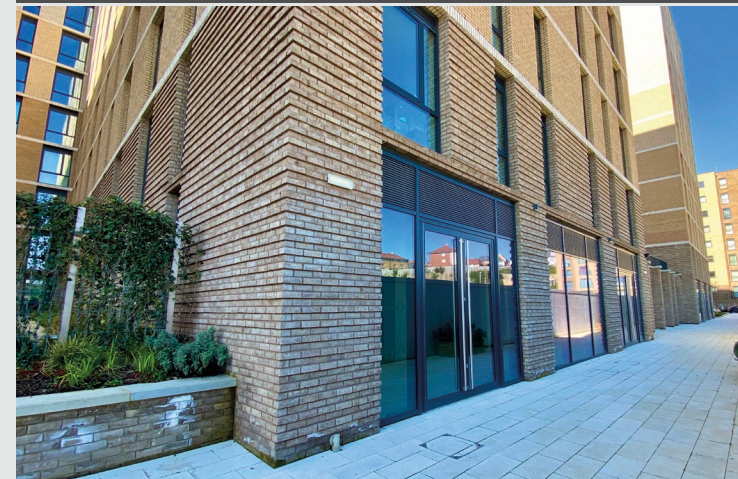
UNIT 1A



UNIT 2



UNIT 3



UNIT 4



UNIT 5



TERMS

TO LET: The units are available to lease either combined or individually, upon a new effective full repairing and insuring lease, for a term to be agreed. Some of the larger units have potential to be sub-divided.

FOR SALE: The units are available to purchase either combined or individually, upon a new 999 year ground lease, at a peppercorn rent.

PROFESSIONAL FEES

Each party is to bear their own professional costs.

VAT

VAT is applicable.

For an appointment to view, please contact sole letting/selling agency S.R. Wood & Son Ltd.

CONTACT

Stephen Wood

s.w@srwood.co.uk

07798 610 003

Jacob Wood

j.w@srwood.co.uk

07401 221 022

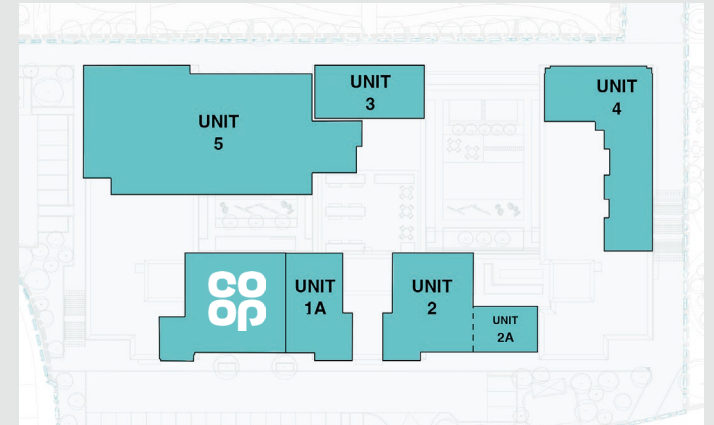


AVAILABILITY SCHEDULE

UNIT	AREA (SqFt)	AREA (m ²)	TO LET	FOR SALE	RATEABLE VALUE
1	5,371	499	Let to Co-op Food	Sold	To be confirmed
1A	1,358	126	Under Offer	Under Offer	To be confirmed
2	3,270	304	£59,000 per annum exclusive	Upon Application	To be confirmed
3	1,558	145	£29,000 per annum exclusive	Upon Application	To be confirmed
4	3,208	298	£58,000 per annum exclusive	Upon Application	To be confirmed
5	7,924	736	Under Offer	Under Offer	To be confirmed

VIDEO -TOUR

<https://www.youtube.com/watch?v=qw-dLJQ3hyA>



Disclaimer: All statements contained in these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.