

# Trade & Logistics



Kingsway  
Luton  
Bedfordshire  
LU1 1TT

@KierProperty  
[www.kier.co.uk](http://www.kier.co.uk)



13 new industrial, warehouse and trade counter units

## TO LET

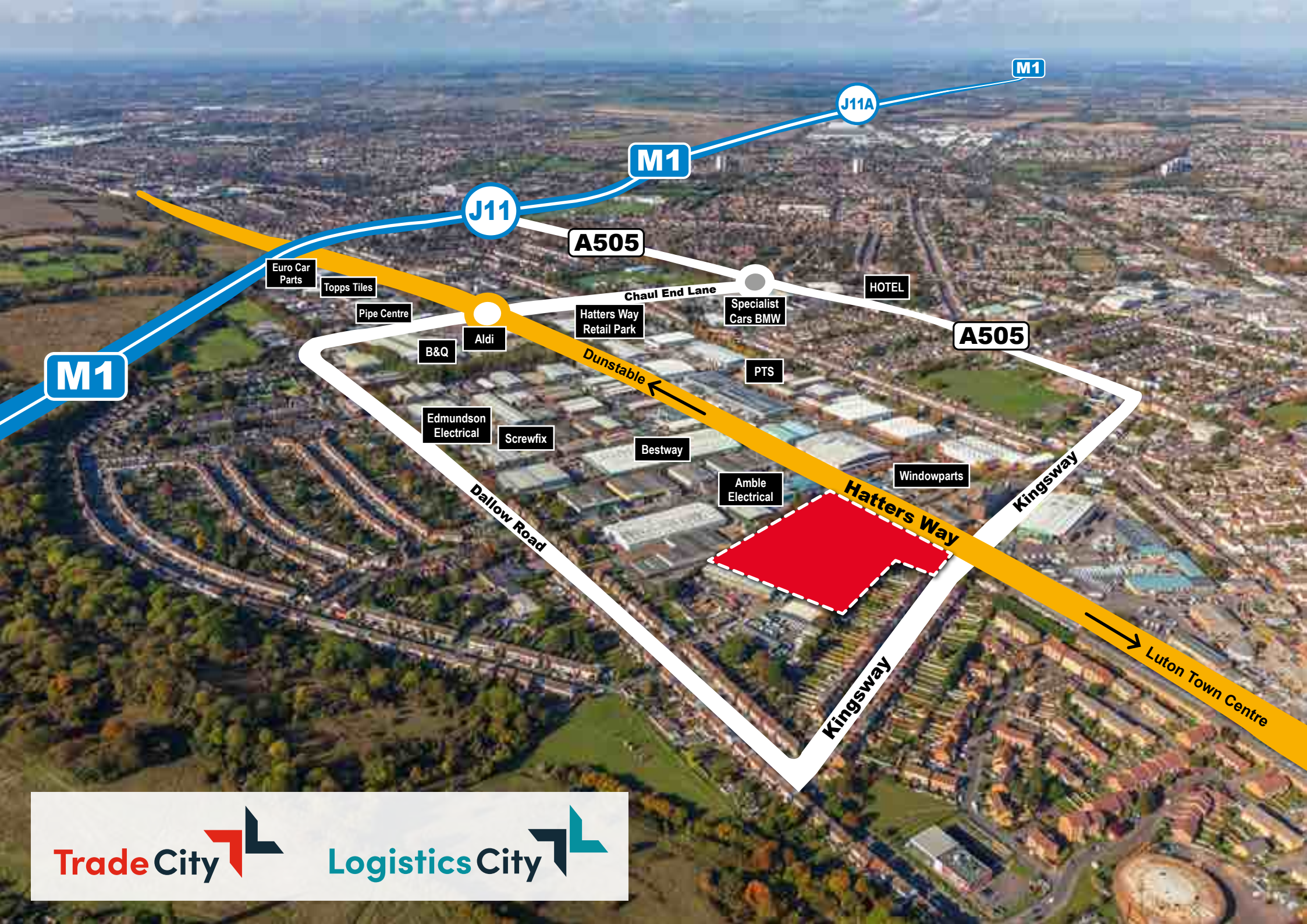
Unit sizes range from 5,415 sq. ft to 47,538\* sq. ft

## AVAILABLE NOW

[trade-city.co.uk/units/luton](http://trade-city.co.uk/units/luton)

\* Combining units 12 & 13





**TradeCity**

**LogisticsCity**

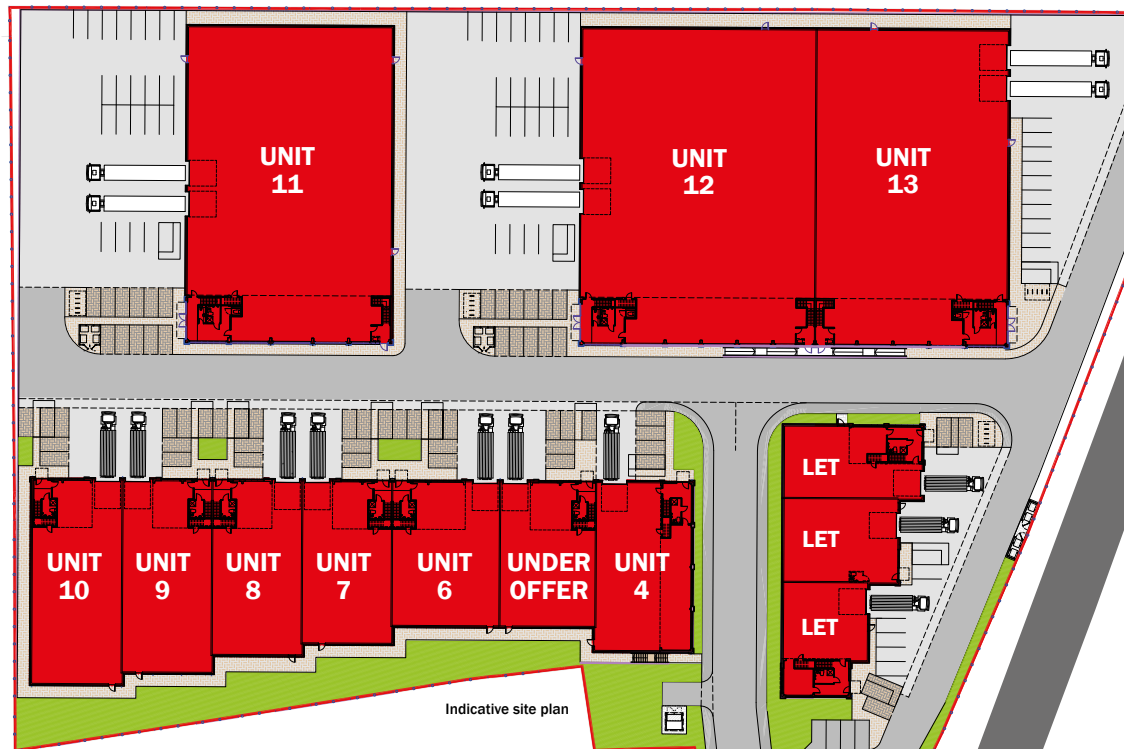
## Accommodation

	sq ft	sq m
<b>Unit 1</b>	<b>4,120</b>	<b>383</b>
Ground	<b>LET</b>	
First		
<b>Unit 2</b>	<b>3,022</b>	<b>281</b>
Ground	<b>LET</b>	
First		
<b>Unit 3</b>	<b>3,754</b>	<b>349</b>
Ground	<b>LET</b>	
First		
<b>Unit 4</b>	<b>6,870</b>	<b>638</b>
Ground	5,116	475
First	1,754	163
<b>Unit 5</b>	<b>5,282</b>	<b>491</b>
Ground	<b>UNDER OFFER</b>	
First		
<b>Unit 6</b>	<b>5,911</b>	<b>549</b>
Ground	4,806	446
First	1,105	103
<b>Unit 7</b>	<b>5,415</b>	<b>503</b>
Ground	4,511	419
First	904	84
<b>Unit 8</b>	<b>5,733</b>	<b>533</b>
Ground	4,830	449
First	903	84
<b>Unit 9</b>	<b>6,224</b>	<b>578</b>
Ground	5,320	494
First	904	84
<b>Unit 10</b>	<b>6,740</b>	<b>626</b>
Ground	5,797	538
First	943	88
<b>Unit 11</b>	<b>23,053</b>	<b>2,141</b>
Ground	20,005	1,858
First	3,048	283
<b>Unit 12</b>	<b>26,083</b>	<b>2,423</b>
Ground	22,633	2,103
First	3,450	320
<b>Unit 13</b>	<b>21,455</b>	<b>1,993</b>
Ground	18,617	1,729
First	2,838	264

Approx. GEA areas  
Units can be combined

# 13 new industrial, warehouse and trade counter units

# AVAILABLE NOW



**Town centre and train station**  
**1.5 miles** →



**HATTERS WAY**



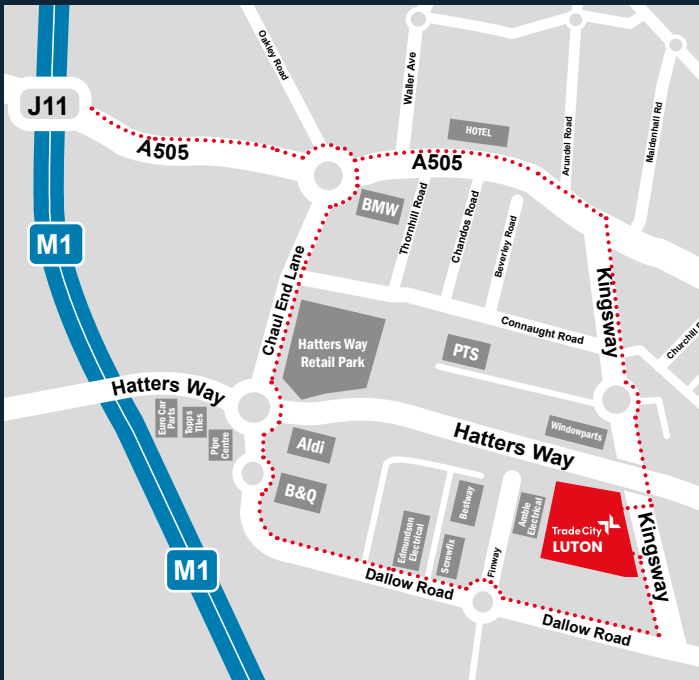
**24,300**  
vehicles per day  
along Hatters Way

## Specification

- > Class E, B2 & B8 use
- > Units 1 - 10, 7m clear height
- > Units 11 - 13, 8m clear height
- > Electric Loading Doors
- > High quality exterior finish
- > Grade A offices
- > Floor Loading 37.5 KN/sqm
- > Target BREEAM Rating - Very Good
- > Target EPC Rating - A
- > EV Charging points
- > Fibre broadband



**KINGSWAY, LUTON, BEDFORDSHIRE, LU1 1TT**



## Approximate travel distances/times

Destination	Miles	Drive time
<b>M1 (J11)</b>	1.5 miles	5 mins
<b>Luton Town Centre</b>	1.5 miles	5 mins
<b>Luton Airport</b>	4.2 miles	15 mins
<b>M25 (J21)</b>	15 miles	22 mins
<b>Milton Keynes</b>	21 miles	30 mins
<b>Heathrow Airport</b>	36 miles	45 mins
<b>Central London</b>	36 miles	1 hr 20 mins

## Location

Trade and Logistics City Luton is located on Kingsway, which forms part of Dallow Road, the principal industrial area in Luton. The scheme benefits from a highly prominent and visible position alongside Hatters Way (A5065), one of the main routes into the centre of Luton that close to 25,000 cars travel along each day. Junction 11 of the M1 is approximately 1.5 miles away – providing access to both the North and to Central London. The M25 is 15 miles away, offering connectivity across the South of England.

## Track Record

With the Trade City brand, Kier has a nationwide presence in developing high quality industrial and warehouse space throughout the United Kingdom. We have developed over 4.25m sq. ft of industrial property both speculatively and for occupiers over the past ten years.

## Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



- > **Fast access to M1 & M25**
- > **15 mins from Luton Airport**
- > **30 mins from Milton Keynes**



- > **Luton benefits from direct train services to London St Pancras in 35 minutes.**



[trade-city.co.uk/units/luton](https://trade-city.co.uk/units/luton)

## Further information

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following:- All dimensions, distances and floor areas are approximate and are given for guidance purposes only. September 2021.