



Dallow Road, Laporte Retail Park

Luton, LU1 1HL

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

5,000 to 35,000 sq ft

(464.52 to 3,251.61 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

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Summary

Available Size	5,000 to 35,000 sq ft
Rent	Rent on application
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
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

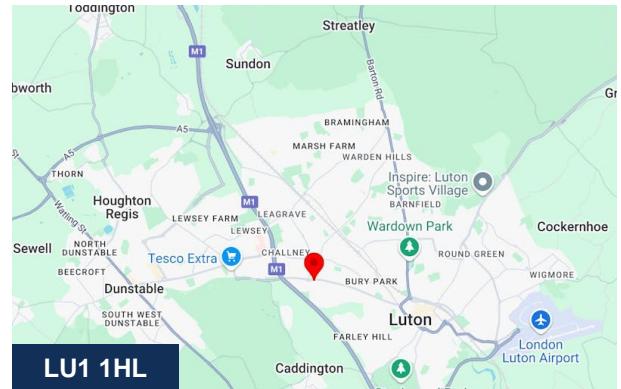
Planning permission for B8 open storage was granted on November 23, 2023. A copy of the planning consent is available for download [here](#). Additionally, a copy of the Decision Notice and associated plans can be provided upon request.

Accommodation

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

Video

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



Viewing & Further Information



George Moriarty

020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



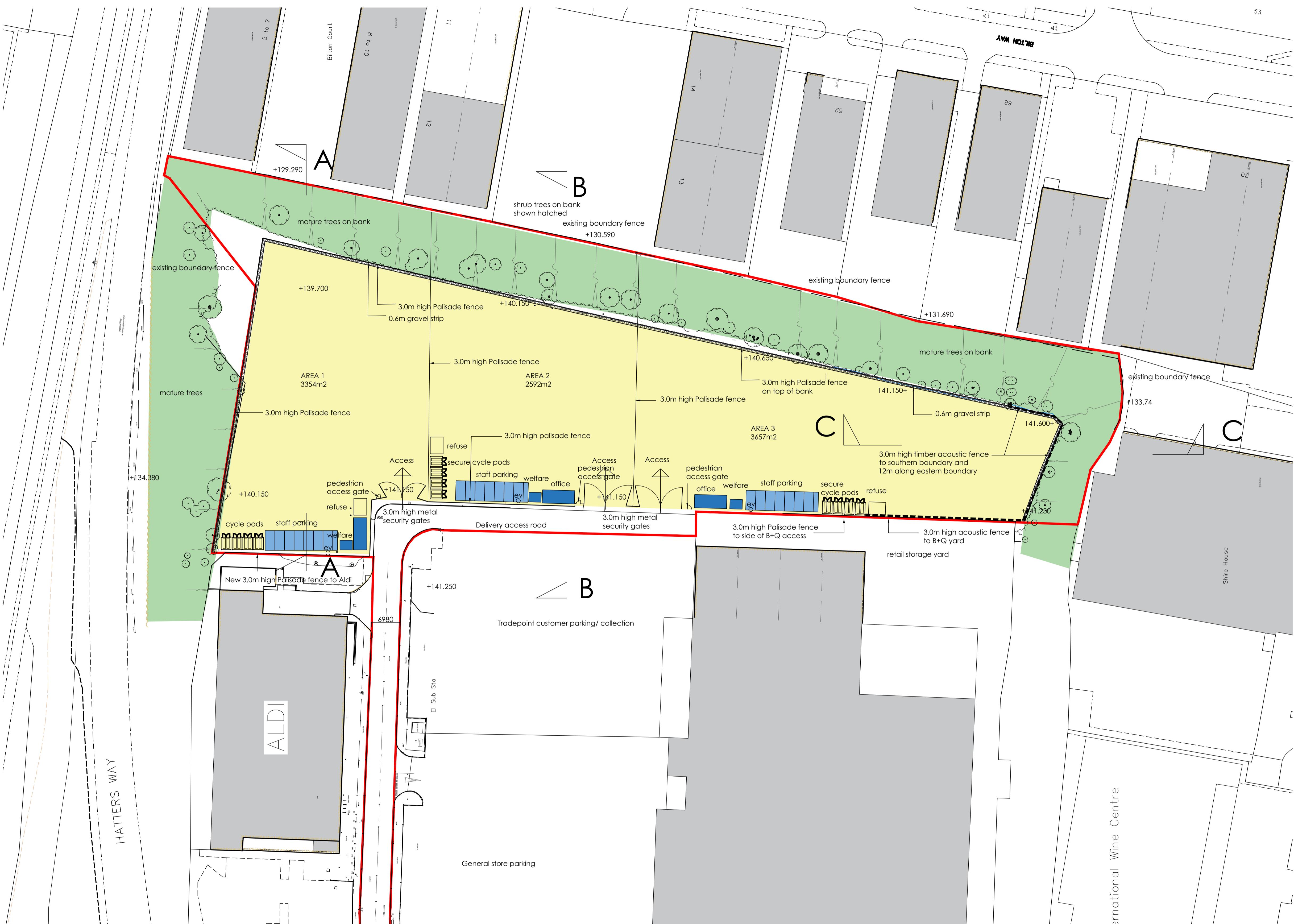
Peter Amstell

020 8429 9007
peter@davidcharles.co.uk

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NOTES

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3 ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH ALL CURRENT BRITISH STANDARDS AND CODES OF PRACTICE (STATUTORY AUTHORITY AND MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS)

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	
		20.01.24	
		18.01.24	
		12.01.24	
		08.08.23	
architects plus			
2nd Floor, The Grange, Market Square			
Westenham, Kent, TN16 1HB			
T: +44 (0)1795 561 111			
F: +44 (0)1795 448118			
E: office@architects-plus.co.uk			
W: www.architects-plus.co.uk			
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	Dm	Chkd
Aug. 23		PH	CS
Scale	Drawing No		
1:500@A1	23964-PL03		Rev P9