

FREEHOLD COMMERCIAL LAND FOR SALE



eaton green park london luton airport



- Just 1/4 mile from Luton Airport
- Substantial main road frontage
- Suitable for Various Uses Subject to Planning
- 0.25 to 5.39 Acres freehold land for sale

LOCATION

The site is situated at the junction of Eaton Green Road and Vauxhall Way, bordering the perimeter and within quarter of a mile of Luton Airport. The M1 Motorway (Junction 10) is only 2 miles via the A1081 which is currently being upgraded giving direct access to the Airport. Luton Parkway station, with regular services to St Pancras International Station/Eurostar is 1.5 miles. Luton Town Centre is within 2.5 Miles with Luton Retail Park and Leisure facilities close by.

LUTON AIRPORT

Luton Airport is London's third largest with both scheduled and chartered services to a wide range of International European and Domestic destinations.

NAPIER PARK

The site is close to Napier Park, a 55 acre site shortly to be the subject of a £400m mixed use redevelopment focussing primarily on housing and employment uses. Further information can be obtained at www.napierpark.co.uk

PLANNING

The site is within an established employment area and the Local Authority will favourably consider industrial/distribution (B1, B2 and B8 uses), as well as various other uses including motor related, hotel/conference and drive thru uses. Interested parties should direct their enquiries to Luton Borough Council Planning Department Tel: 01582 546000

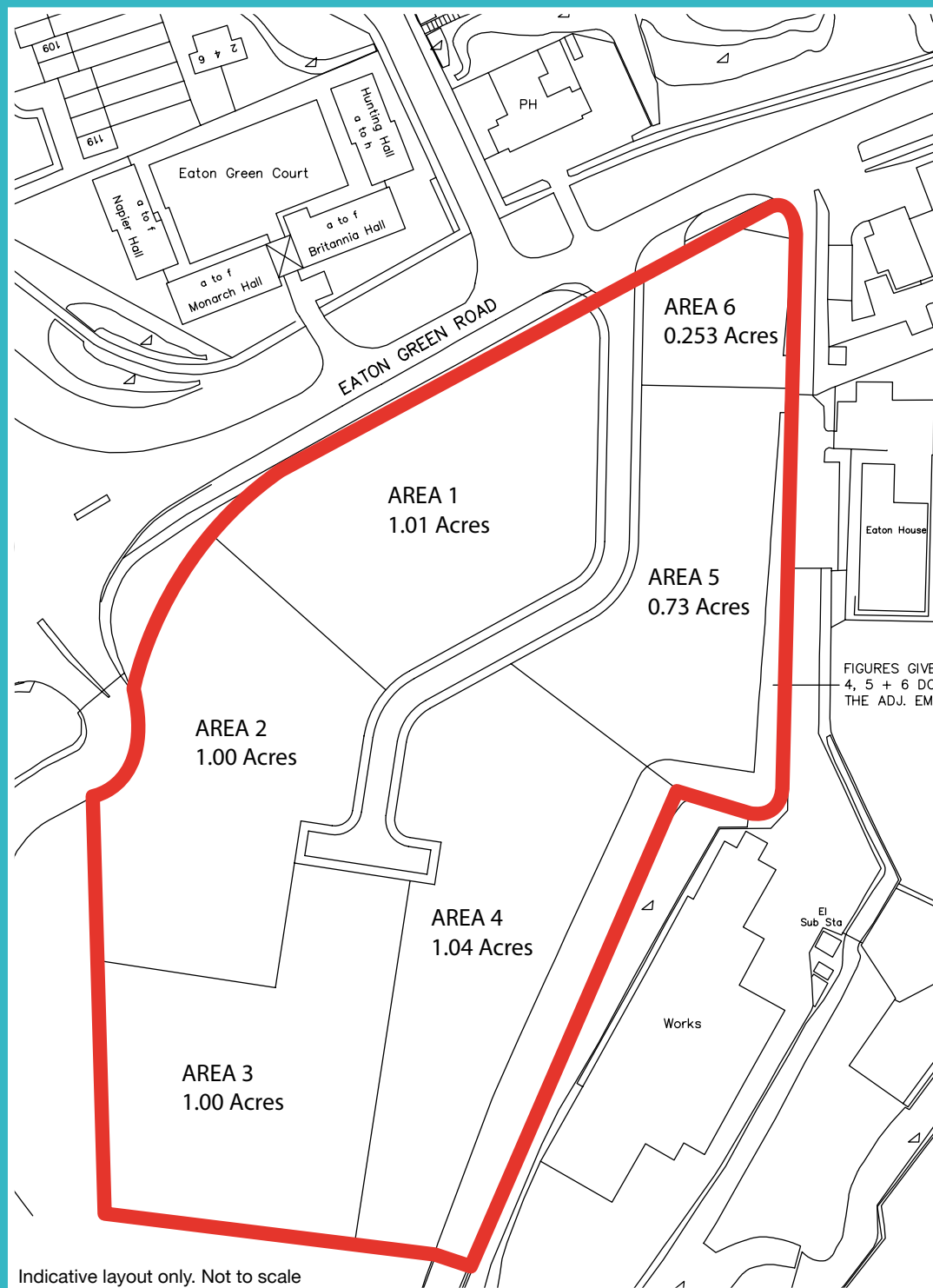
GRANT ASSISTANCE

The site is located within an assisted area where a company may be eligible for Grants (SFI) for launching a new business, expanding or modernising an existing operation, upgrading or developing a new product or service.

TERMS

The site is available as a whole or in plots on a freehold basis. Alternatively, freehold or leasehold design and build opportunities will be considered.

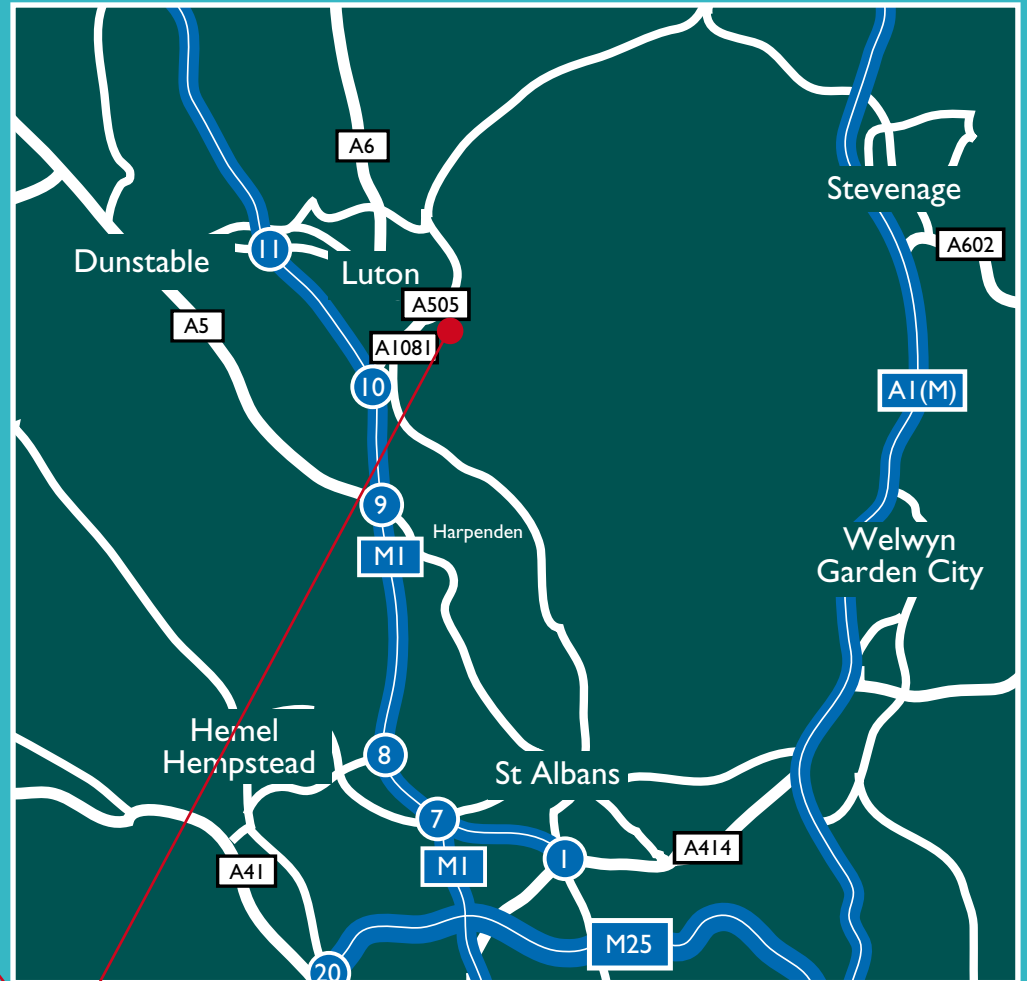




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Joint venture between:

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