

# BRAND NEW RETAIL UNITS

Units 5-9, Hockett Street, Houghton Regis, LU5 7BU



- Located within a large residential development
- Option to take as a whole or in part
- Mains 3 phase power and fibre connections
- Allocated parking
- Suitable for a variety of uses within use Class E

**1,264 - 4,055 SQ FT (117.4 - 376.7 SQ M)**  
**TO LET**

  
**LINMERE**  
A place to put down roots

# LOCATION

The property is located just north of Houghton Regis and opportunely positioned adjacent to the M1 (Junction 11a) and M1/A5 link road (0.4 miles) which offers convenient access to the wider national road network. Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) and which offer both direct national and local services to Central London in under 40 minutes.

London Luton Airport is within 10 miles and offers direct flights to a wide range of national and international destinations.

# ABOUT LINMERE

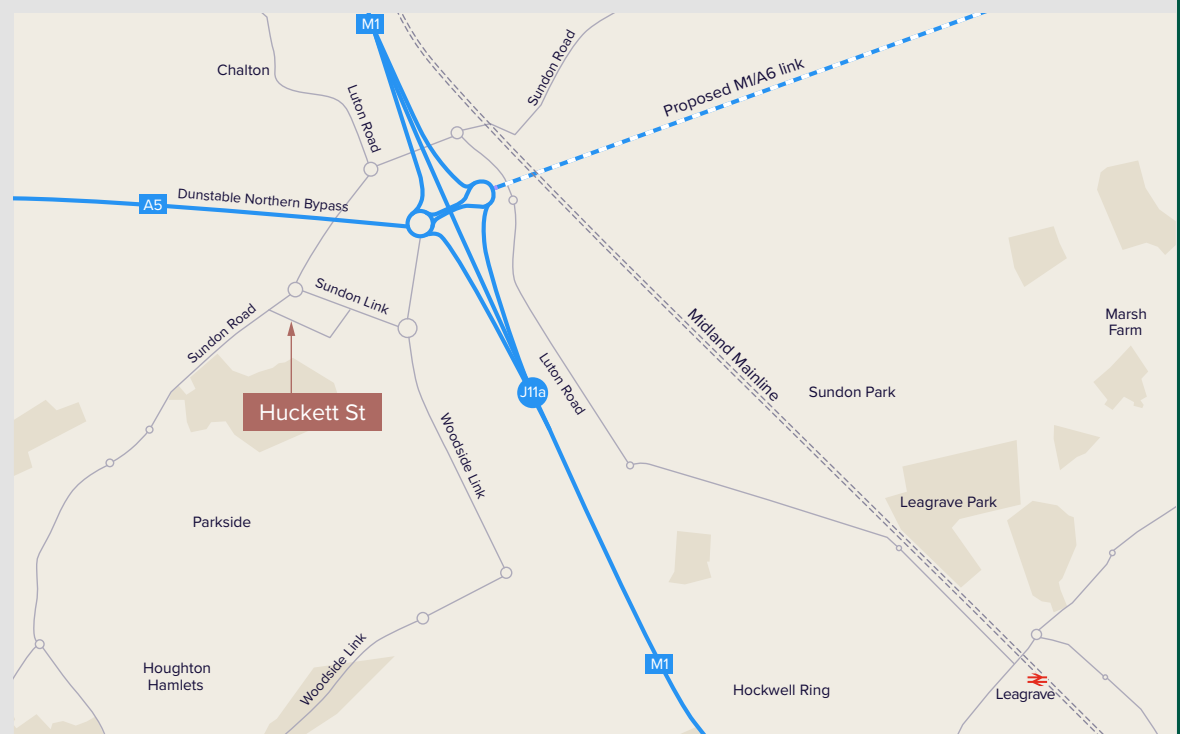
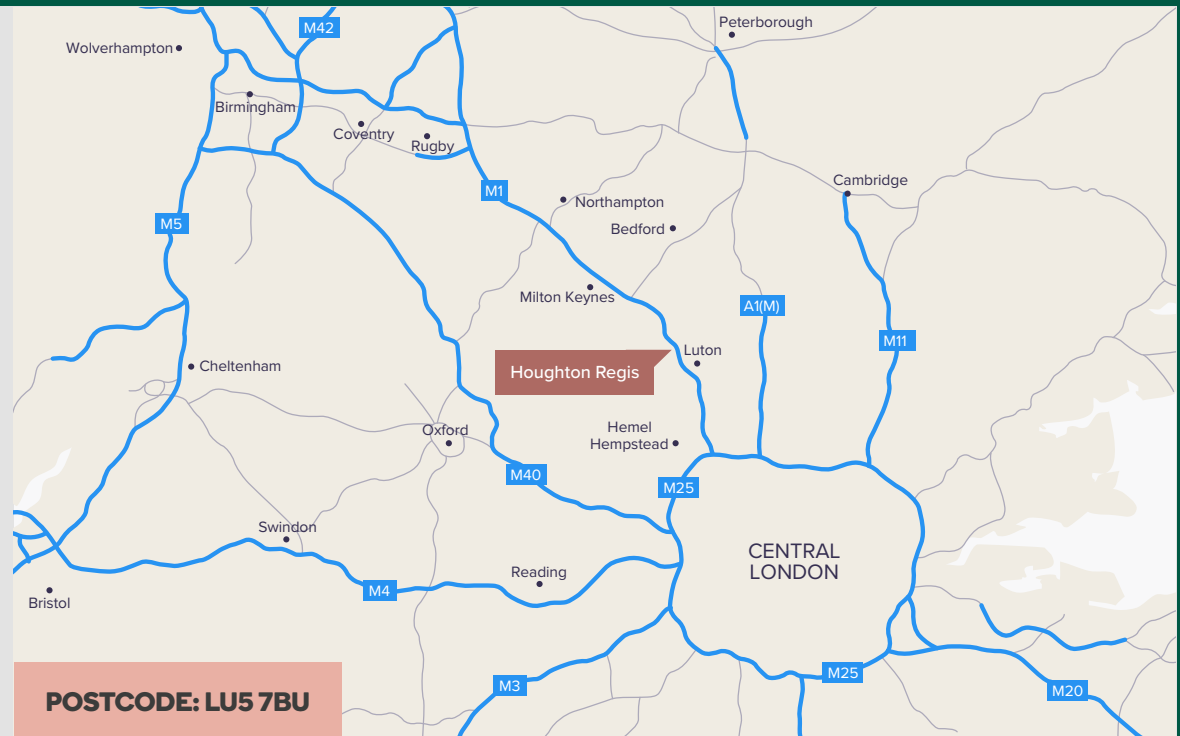
The property is situated within Linmere, a comprehensive mixed-use scheme over 620 acres which will see up to 5,150 homes and 202,500 sq ft (18,813 sq m) of associated commercial space including retail, education, community, leisure, and employment over the next 10 years.

## Works achieved to date:

- 850+ dwellings delivered.
- Opening of the Lidl Supermarket and distribution centre
- Opening of the Farmstead which comprises a café/bistro, dog groomers, cycling hub, beauty salon and a recreational park.
- Opening of Hockett Street connecting Units 5-9 with the Farmstead and Lidl boosting visibility and accessibility through enhanced footfall and traffic flow.
- Delivery of Linmere Park, a natural and active space for residents with a running track, cycle pump track and sustainable play facilities.
- The extension of Thornhill Primary School and the adjacent Houghton School.

## Works planned for 2026/2027 and beyond:

- Delivery of Silver Birch Park and Oasis Park.
- Phase 1 Neighbourhood Centre - providing a Co-op convenience store, nursery and three additional retail units.
- Further housing in Phases 1, 2 and 3A and 3B and a care home in Phase 3A.
- Further Phases delivering 1500+ dwellings, primary schools, local centres, sports facilities, green spaces and infrastructure.



Sundon Rd

Roam Café Bistro

The Cycling Hub

Sundon Link

Lidl



The Farmstead

UNIT 5

UNIT 7

UNIT 9

## DESCRIPTION

Comprising three ground floor retail units within a mixed use block prominently located adjacent to The Farmstead, which is the central hub of Linmere. The property forms part of Phase 2 of the development which has been delivered to shell and core condition and is ready for tenant fit-out.

The property is available as a whole or as individual units and benefits from full height glazed frontage with canopy, rear loading access, mains 25KVA three phase power supply, and high speed fibre internet. The units also benefit from three allocated staff parking spaces (one per unit), four secure staff cycle parking spaces (shared between the units), and customer parking.

The property's location and specification lends itself to a variety of uses within Use Class E such as general retail, medical, professional and financial services, and much more.



UNIT 5

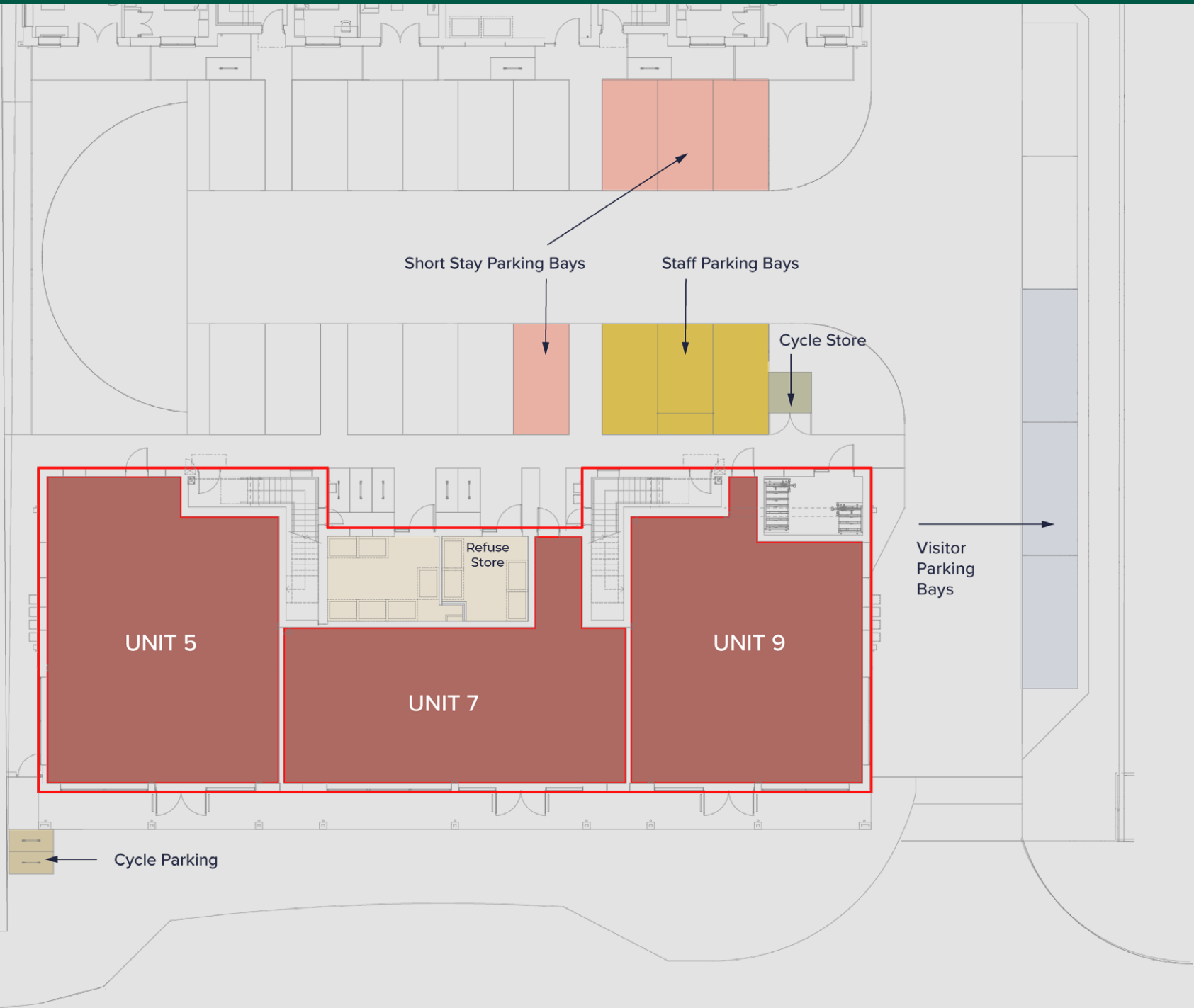


UNIT 7

## ACCOMMODATION

	Sq Ft	Sq M
Unit 5	1,470	136.6
Unit 7	1,264	117.4
Unit 9	1,321	122.7
<b>Total</b>	<b>4,055</b>	<b>376.7</b>

Areas quoted are approximate GIA.



Short Stay Parking Bays

Staff Parking Bays

Cycle Store

UNIT 5

UNIT 7

UNIT 9

Refuse Store

Visitor Parking Bays

Cycle Parking



### ASKING TERMS

Available by way of a new effective full repairing and insuring lease for a term to be agreed.

### VAT

The property is elected for VAT and therefore is payable on the rent price and service charge.

### BUSINESS RATES

To be assessed. Interested parties are advised to contact the relevant Local Authority for further information.

### SERVICE CHARGE

This is a contribution towards the external and common part repair and maintenance. Further information available on request.

### EPC

B(33).

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### VIEWING

For viewing and further information, please contact the sole agent.



#### Chris Richards

01582 550 210

[Chris.Richards@eddisons.com](mailto:Chris.Richards@eddisons.com)

#### Hannah Niven

01462 414 040

[Hannah.Niven@eddisons.com](mailto:Hannah.Niven@eddisons.com)

#### Joshua Parello

01234 981 019

[Joshua.Parello@eddisons.com](mailto:Joshua.Parello@eddisons.com)