

TO LET

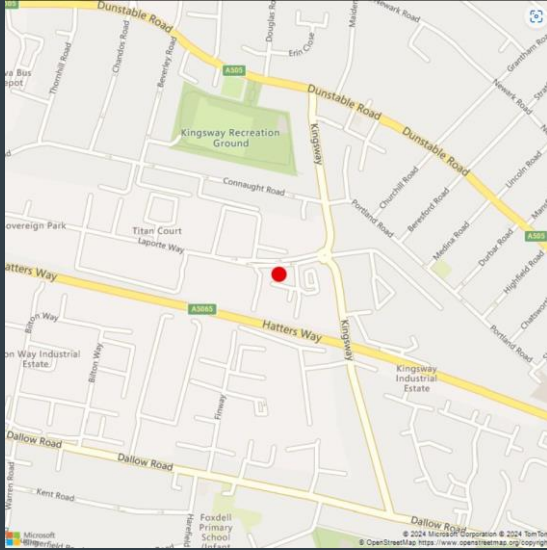


Units 1 & 2 Imperial Court
Laporte Way
Luton
LU2 4FE

- 10 Allocated parking spaces
- LED lighting
- WCs on each floor
- Potential to split the units.

Location

The premises are located on Imperial Court, at the entry to Laporte Way which is between Dunstable Road and Dallow Road in Luton. Imperial Court comprises of six high quality two storey office buildings constructed around a central car parking area to the south side of Laporte Way. Units 1 & 2 benefit from direct access onto Laporte Way in addition to a secondary access to the allocated car parking to the rear elevation.



Description

Modern two storey offices originally designed as two separate properties but occupied as a single unit since construction. The premises provide flexible accommodation in an open plan arrangement with individual offices and meeting rooms. The premises benefit from suspended ceilings incorporating Cat II lighting, part air conditioning, perimeter trunking and 10 car parking spaces in a secure car park

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground Floor	2,178	202.34
First Floor	2,226	206.8
TOTAL	4,404	409.14

Terms

Available by way of a new lease for a term to be agreed.
Rent - **£68,500** per annum

Service Charge: There is a service charge and can be provided on request.

VAT - This property has been elected for VAT and therefore, is payable on the lease.

Business Rates

From enquiries we understand that for the current year the rateable value is £46,000 per annum with rates payable in the order of £22,954 per annum.

EPC- C 59

Viewings

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