

FOR SALE

2,262 Sq Ft (210.14 Sq M)

- › End of Terrace Industrial Unit
- › Freehold Opportunity
- › Electric Roller Shutter Loading Door
- › All Mains Services
- › Allocated Car Parking



Unit 26

Titan Court, Laporte Way, Luton, LU4 8EF

Contact: Chris Richards or Eamon Kennedy

Tel: 01582 738866

eddisons.com





Location

- The property is located on Titan Court just off Laporte Way.
- Access from Laporte Way is on to Kingsway and then to Junction 11 of the M1 Motorway within 1 mile. Luton town centre is approximately 2 miles to the East.
- The nearest mainline railway station is Luton central station which is within 2 miles and offers a range of services to Central London and The North.
- Public transport runs along Laporte Way and Kingsway.

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 Google Maps

[Click here](#)

Description

- Comprising an end of terrace light industrial unit with workshop and office space at ground floor level and first floor office space.
- The unit benefits from an electric roller shutter door, gas fired central heating to wall mounted radiators, suspended ceilings with inset A/C and surface mounted lighting.
- The unit also benefits from allocated car parking to the front elevation with visitor spaces on the estate.

Terms

The freehold interest is available at £350,000 exclusive.

VAT is payable on the purchase price.

Accommodation (Gross Internal Area*)

Ground floor	105.72 SQ M	1,138 SQ FT
First floor	104.42 SQ M	1,124 SQ FT
Total	210.14 SQ M	2,262 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of C (62)

Business Rates: The rateable value is £23,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

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