FOR SALE/TO LET

1,894 - 3,792 Sq Ft

(175.95 - 352.28 Sq M)



- Two mid-terrace business units
- Available separately or combined
- All mains services
- W/C & kitchen facilities
- Allocated car parking

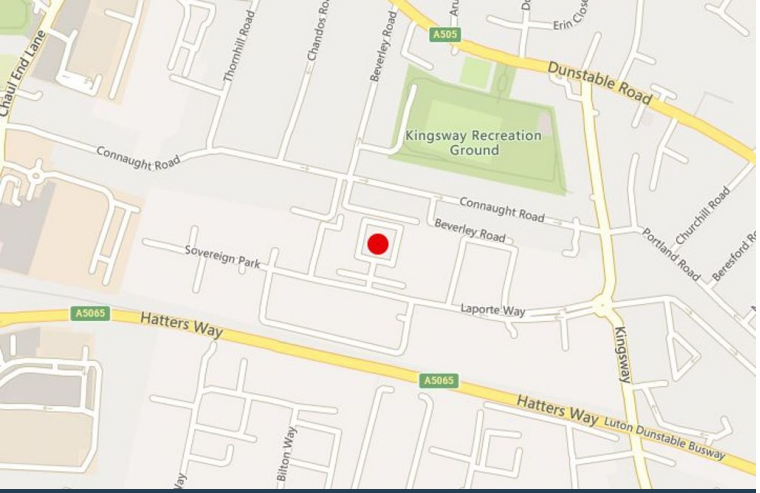
14 & 15

Titan Court, Laporte Way, Luton, LU4 8EF

Contact: Eamon Kennedy or Chris Richards

eddisons.com

BTG Eddisons







Location

- The properties are located within the well established Titan Court Business Park which is located directly off Laporte Way, Luton.
- Luton town centre is within 2 miles and London Luton Airport is within 5 miles.
- Junction 11 of the M1 is within 2 miles.
- Leagrave Train Station is approx 2 miles away.

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Google Maps
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Description

- The two units are located in the middle of a terrace and end of terrace consisting of a 2 storey layout to provide office/workshop accomodation.
- The units are laid out mainly as offices with demountable partitions.
- Each unit has a gas supply providing gas fired heating, W/C facilities and kitchen areas.
- There are double doors providing access to each unit which each have security shutters.
- Allocated parking provides 4 spaces to unit 15 and 6 spaces to unit 14.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £25,000 pax (per unit).

The freehold interest is available to purchase for £325,000 exclusive (per unit)

VAT is applicable.

Accommodation (Gross Internal Area*)

Unit 14	**175.95 SQ M**	**1,894 SQ FT**
Unit 15	**176.32 SQ M**	**1,898 SQ FT**
Total	**352.28 SQ M**	**3,792 SQ FT**

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

EPC:
Unit 14 - D-89
Unit 15 - D-83

Business Rates:
The rateable value of Unit 14 is 20,500 and Unit 15 is £19,000. For the rates payable please contact us or www.voa.gov.uK

Estate Charge: Available upon request

Contact:

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