TO LET

2,825 – 5,613 Sq Ft

(262.44 - 521.45 Sq M)



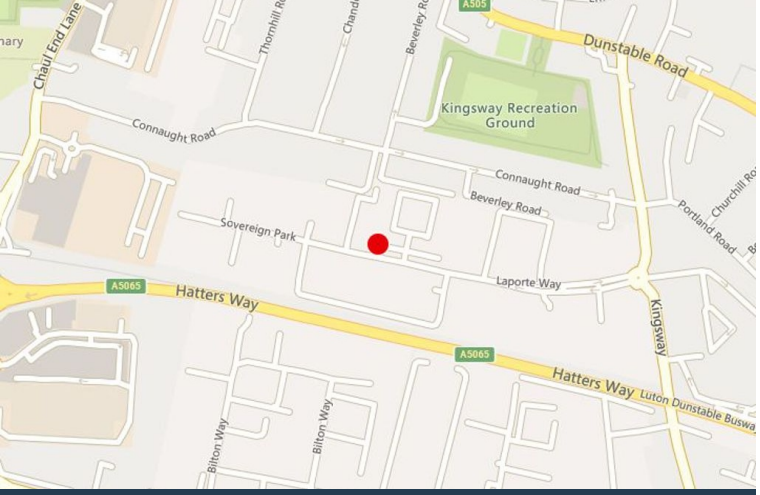
- Workshop/office accommodation to the ground floor
- Additional offices to the first floor
- Three phase power & gas supply
- Available individually or combined
- W/C facilities

1 & 2

Titan Court, Laporte Way, Luton, LU4 8EF

Contact: Eamon Kennedy or Chris Richards
Tel: **01727 575 445**
eddisons.com

BTG Eddisons







Location

- The property is located within Titan Court Business Park fronting Laporte Way, Luton.
- Luton town centre is within 2 miles and London Luton Airport 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

- Rear double loading doors for access
- Parking to the front & rear
- Offices with suspended ceilings
- Units to be refurbished

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £84,325 combined. Alternatively the units can be let separately at the following rents Unit 1 £42,375 & Unit 2 £41,950. VAT is payable

Accommodation (Gross Internal Area*)

Unit 1	**262.44 SQ M**	**2,825 SQ FT**
Unit 2	**259.01 SQ M**	**2,788 SQ FT**
Total	**521.45 SQ M**	**5,613 SQ FT**

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

EPC: B-34

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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