

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

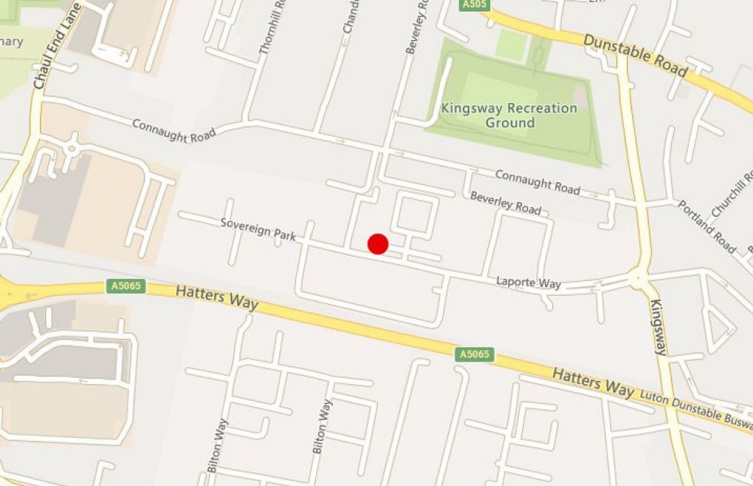


1 & 2

Titan Court, Laporte Way, Luton, LU4 8EF

Contact: Viv Spearing or Chris Richards
Tel: **01582 738866**
eddisons.com





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.
- Legrave 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:

VIV SPEARING

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CHRIS RICHARDS

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