

**DUNCAN
WELCH & CO**

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- Commercial Property Sales & Lettings
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Duncan Welch & Co.
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COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

UNIT 20 TITAN COURT LAPORTE WAY LUTON BEDFORDSHIRE LU4 8EF

**CLASS E COMMERCIAL BUSINESS & SERVICE UNIT
3,975 sq ft (369m2) + GOOD ON SITE CAR PARKING
TO BE LET**



LOCATION

The modern business park of Titan Court is located off Laporte Way, which in turn leads off Kingsway. The location benefits by being approximately two miles distant of Junction 11 of the M1 Motorway.

DESCRIPTION

The property comprises an end of terraced unit with principal elevations clad in full brick with tinted glass windows. Internally the accommodation is arranged on two floors. The building will be made available in "shell" condition which enables an occupier to fit out to meet their own specific needs the ground floor is open plan served by a loading door in the side elevation. The first floor is also of an open plan layout.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

AMENITIES

- The building will be delivered with the interior in “shell” condition thus allowing a tenant to fit out to meet their own specific needs
- Security door entry system.
- Up & Over Loading Door 7’10” High x 10’ width.
- Male & Female WCs with disabled specification, WC on the ground floor.
- 3 phase electricity. (connected to building)
- Mains gas supply (connected to building)
- Good on site car parking, details upon request.

AREA	Ground Floor	=	1,985 sq ft (184.5m2)
	First floor	=	1,985 sq ft (184.5m2)
	Total G.I.A.	=	3,975 sq ft (369m2)

LEASE

The premises are offered on a new full repairing and insuring lease for a term to be agreed. The lease will exclude Sections 24 – 28 of The Landlord & Tenant Act 1954.

RENTAL

£39,750 Per Annum Exclusive.

V.A.T. Will be applied to the rental and other property outgoings.

RENT FREE PERIOD

Consideration will be given to granting a rent free period to assist in offsetting a tenants costs incurred in fitting out the building

BUSINESS RATES

The premises have a current gross Rateable Value of £29,000 with effect from 1st April 2017.

SERVICE CHARGE

The tenant will be responsible for payment of the relevant Estate Service Charge.

LEGAL COSTS

Each party to be responsible for payment their own legal costs.

VIEWING

By prior arrangement via sole agent: -

DUNCAN WELCH & COMPANY

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