

**DUNCAN  
WELCH & CO**

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*Duncan Welch & Co.*  
*Peterson House*  
*2A Tennyson Rd*  
*Luton*  
*Bedfordshire*  
*LU1 3RT*

## COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT 16 TITAN COURT  
LAPORTE WAY  
LUTON  
BEDFORDSHIRE  
LU4 8EF**

**B1 OFFICE UNIT  
1,928 SQ FT (179.13M2)  
FOR SALE FREEHOLD**



### **LOCATION:**

Titan Court Business Park is located off Laporte Way, which in turn leads off Kingsway. The location benefits from being approximately 2 miles distant of junction 11 of the M1 Motorway and within 5 miles of London Luton Airport.

### **DESCRIPTION:**

The premises comprise an end of terraced 2 storey building constructed in the early 1990's. The premises are configured to provide good quality office space on ground and first floor level. The property is allocated 6 on site car parking spaces.

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:**

- All Mains Services Connected
- 3 Phase Power
- Air Conditioning to First Floor
- Powder Coated Windows
- Carpeted Floors & Suspended Ceilings with Recessed Lighting
- Male, Female & Disabled WC Facilities
- Kitchenette
- Board/Meeting Room

**FLOOR AREA:**

Ground Floor	=	956 sq ft (88.83m <sup>2</sup> ) approx
First Floor	=	972 sq ft (90,3 m <sup>2</sup> ) approx
<b>TOTAL</b>	<b>=</b>	<b>1,928 sq ft(179.13m<sup>2</sup>) approx</b>

**FREEHOLD:**

£255,000 for the Freehold Interest with full vacant possession.

**VAT:** VAT is applicable to the purchase price.

**BUSINESS RATES**

We are advised that the premises have a gross rateable value of £18,250.00 with effect from 1<sup>st</sup> april 2017. Please note that this is the gross amount, not the amount payable.

**ENERGY PERFORMANCE CERTIFICATE (EPC):**

The building has an Energy Performance Asset Rating of 'E'.

**LEGAL COSTS:**

Each party to bear their own legal costs in this matter.

**VIEWING:**

By prior appointment vis sole agents:-

**DUNCAN WELCH & COMPANY**  
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