

**DUNCAN  
WELCH & CO**

**01582 725302**  
www.duncan-welch.co.uk

- Commercial Property Sales & Lettings
- Property Management
- Valuations
- Dilapidations
- Rent Reviews

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

## COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**UNIT 15 TITAN COURT  
LAPORTE WAY  
LUTON  
BEDFORDSHIRE  
LU4 8EF**

**BUSINESS UNIT  
1,914 sq ft (178.00m<sup>2</sup>)  
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.

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.

## DESCRIPTION

A mid terraced modern 2 storey business unit currently configured to provide a mix of mainly office style accommodation. The building is equipped with a 3-phase power supply, all mains services and WC facilities. Car parking is provided at the front of the property.

<b>AREA</b>	Ground Floor	=	949 sq ft (88.00m2)
	First Floor	=	965 sq ft (89.00m2)
<b>Total G.I.A.</b>		=	<b>1914 sq ft (178.00m2)</b>

## LEASE

The premises are available on new Full Repairing & Insuring Lease for a term to be agreed. The lease will be contracted outside of The Landlord & Tenant Act 1954.

**RENTAL**      **£21,000 per annum exclusive.**

**V.A.T.**      VAT is applicable to the rental.

## BUSINESS RATES

We are advised that the premises have a gross rateable value of £14,500.00 with effect from 1<sup>st</sup> April 2017.

## SERVICE CHARGE

The tenant will be responsible for payment of the relevant estate service charge.

## ENERGY PERFORMANCE CERTIFICATE

The building as an Energy Performance Asset Rating of 'F'.

## LEGAL COSTS

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

## VIEWING:

By appointment via sole agent:

**DUNCAN WELCH & COMPANY**  
**01582 - 725302**  
**e-mail: [jamieduncan@duncan-welch.co.uk](mailto:jamieduncan@duncan-welch.co.uk)**