DUNCAN WELCH & CO
01582 725302
www.duncan-welch.co.uk

- Commercial Property Sales & Lettings
- Property Management
- Valuations
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Duncan Welch & Co Ltd
Peterson House
2A Tennyson Rd
Luton
LU1 3RT

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

UNIT 14 TITAN COURT
LAPORTE WAY
LUTON
BEDFORDSHIRE
LU4 8EF

TWO LEVEL BUSINESS UNIT
1,928 sq ft (179.00m2)
TO LET

LOCATION

The business park of Titan Court is located off Laporte Way, which in turn leads off Kingsway. Junction 11 of the M1 motorway is approximately 2 miles distance

Duncan Welch & Co Ltd 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 Ltd 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.

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DESCRIPTION

An end of terraced 2 level business unit currently configured with de-mountable partitioning to provide mainly office accommodation of a good specification. The building is equipped with gas fired heating, 3-phase electricity power supply, male and female WC facilities and a kitchen. The property has 6 on-site car parking spaces

AREA	Ground Floor	=	964 sq ft (89.5m2)
	First Floor	=	964 sq ft (89.5m2)
Total Gross Internal Area		**=**	**1928 sq ft (179.00m2)**

LEASE

The premises are available on new Full Repairing & Insuring Lease for a term to be agreed. The lease will exclude the Security of Tenure & Compensation Provision of The Landlord & Tenant Act 1954.

RENTAL **£29,500 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 £20,500 with effect from 1st April 2026.

ESTATE SERVICE CHARGE

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

BUILDINGS INSURANCE PREMIUM

The tenant will be responsible to reimburse the landlord the cost of the annual buildings insurance premium.

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Asset Rating of D.

LEGAL COSTS

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

VIEWING:

By appointment via sole agent:

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