

## TO LET Modern Business Unit with Parking



**Approx GIA Area: 2,294 sq ft (213.25 sq m)**

Unit 7 Titan Court, Luton, Beds, LU4 8EF



Luton Town Centre is 2 Miles distant



The M1 junction 11 is within 2 miles



Leagrave railway station is within 2 miles



Roller shutter, carpets to office, suspended ceilings, recessed lighting, WC & kitchenette facilities



All mains services available. Three phase power.



Allocated parking



**Leasehold:** £23,500 per annum



## 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 2 miles distant.



## Description

- Unit 7 Titan Court is a end-terrace, two storey B1 business unit built in 1990's.
- The property provides good business space, providing high quality office space to the first floor.
- Storage area to the ground floor.
- Allocated car parking.



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## Specification

- All mains services available
- Three phase power
- Roller Shutter Door
- Offices with carpets & suspended ceilings
- Recessed lighting
- WC & kitchen facilities
- EPC: D (77)



## Floor Area (Gross Internal Area – GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2<sup>nd</sup> Edition.

**Total: 2,294 sq ft (213.25 sq m)**

Areas quoted are approximate and should not be held as 100% accurate.



## Terms

- **Leasehold:** £23,500 per annum
- **Estate Service Charge:** Applicable
- **VAT:** Applicable



## Business Rates

- **Rateable value:** £17,000
- The current multiplier for 2018/19 48.0p payable



## Viewing

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