

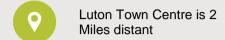
TO LET Modern Business Unit with Parking

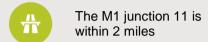


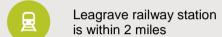


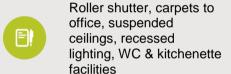


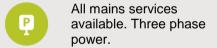














£ Leasehold: £23,500 per annum



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

XIIII Kirkby Diamond



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.
- Leagrave 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.





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 2nd 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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