



SOVEREIGN PARK

LAPORTE WAY | LUTON | LU4 8EL



UNIT 1 & UNIT 2

14,100 & 17,675 ft²

TO LET

UNIT 1 - 17,675 ft²



Extensively Refurbished



Secure Yard & 46 Parking Spaces (including 4 EVs)



8.0m Eaves Height



2 Level Access Loading Doors



375kVA Power Supply



Air Conditioned Offices



LED Lighting



Solar PV Panels



EPC Rating 'A'



UNIT 2 - 14,100 ft²



Extensively Refurbished



Secure Yard & 16 Parking Spaces



8.0m Eaves Height



1 Level Access Loading Doors



375kVA Power Supply



Air Conditioned Offices



LED Lighting



Solar PV Panels



EPC Rating 'A'

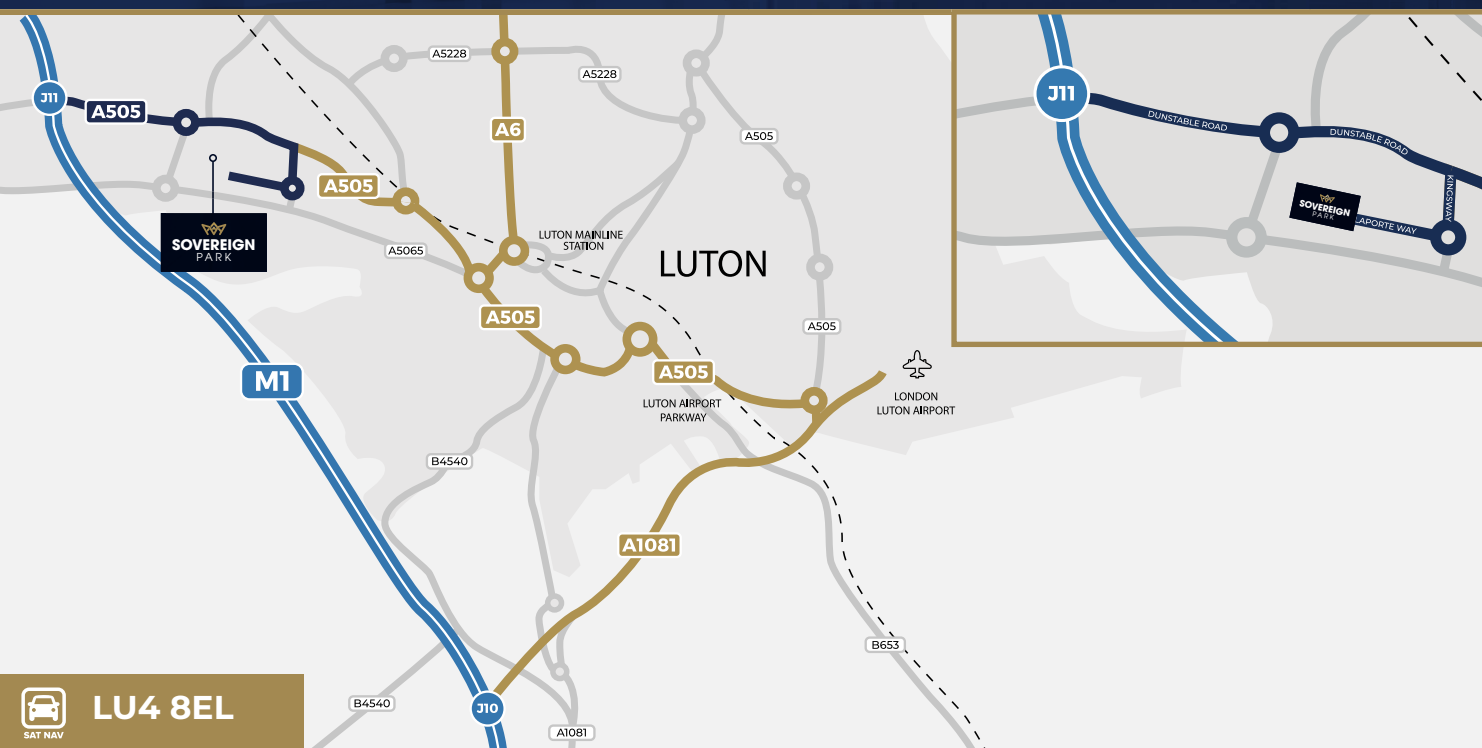
ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Area.

UNIT 1	FT ²	M ²
GF WAREHOUSE	15,486	1,438
FF OFFICES	2,189	203
TOTAL	17,675	1,641

UNIT 2	FT ²	M ²
GF WAREHOUSE	13,207	1,227
FF OFFICES	893	83
TOTAL	14,100	1,310

The units will need to be subdivided prior to occupation. The floor areas are approximate and will need to be remeasured on completion of the subdivision works.



LOCATION

Sovereign Park is strategically situated at the head of Laporte Way, within the established Laporte Way industrial area approximately 1.5 miles from junction 11 of the M1.

Luton Town Centre, the railway stations and London Luton Airport are easily accessible by car or via the Luton to Dunstable guided busway which has a stopping point within 1 mile at Clifton Road. Major occupiers nearby include SH Pratt Bananas, Bristol Labs and Certwood.

WHAT3WORDS

 drain.pound.fonts

TENURE

To let on a new full repairing and insuring lease.

EPC

The units have EPC ratings of A5.

VAT

All figures are quoted exclusive of VAT at the prevailing rate, where applicable.

BUSINESS RATES

The rateable value will need to be reassessed on completion of the subdivision works.

VIEWING

Viewing strictly by prior appointment via the joint agents Adroit Real Estate Advisors and Hollis Hockley.

SERVICE CHARGE

There is a service charge for the upkeep and maintenance of the common areas. A copy of the budget is available on request.

For further information please contact:



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