

4 IMPERIAL COURT | LAPORTE WAY | LUTON | BEDFORDSHIRE | LU4 8FE



4 IMPERIAL COURT, LUTON

Self-Contained Office Building with Parking

TO LET

S.R. Wood & Son
Est.1981

01582 401 221
www.srwood.co.uk



KEY FEATURES

- Self-contained building
- Modern specification
- Allocated parking
- Arterial route proximity
- Town centre proximity



Location

Connectivity: Luton has exceptional connectivity, benefitting from an international airport (which is on the cusp of a major expansion) and 3 train stations with high-speed services to London St Pancras. The town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

Development: Luton is seeing major investment, with number of key development sites already underway and others on the horizon. These include the expansion of London Luton Airport which is expected to create 11,000 new jobs and see passenger levels increase to 32 million per year by 2043; the development of Power Court which will see the delivery of a new football stadium (the new home for LTFC); the development of the former Bute Street carpark which will see the delivery of a performing arts venue together with office space, food hall, retail space and flats; and the redevelopment of the former Vauxhall manufacturing plant which is expected to see the delivery of a major industrial/logistics scheme.

Situation: The subject property occupies a prominent position by the entrance of Imperial Court, which is a modern office development off Laporte Way. The surrounding area is characterised by a mixture of office, industrial/warehouse and hybrid business units.

Accommodation

The property comprises of the following floor areas:

FLOOR	SQFT	M ²
Ground Floor	874	81.19
First Floor	937	87.02
IPMS-3	1,811	168.21

Description

Layout: 4 Imperial Court comprises a self-contained and semi-detached office building arranged over ground and first floor. The ground floor comprises several office rooms including a board room and storage room, together with a single WC. The first floor is mostly open plan with one separate office room, kitchenette facility and a single WC.

Specification: The property has been fitted out by the current occupier to a modern specification. This includes: suspended ceiling, LED lighting, air conditioning, carpet tiles, entry door system.

Parking: Externally, there are five carparking spaces. More road parking is available nearby.

Terms

Available by way of a new full repairing and insuring (FRI) lease at a commencement rent of **£30,000** per annum exclusive. There is a service charge for the maintenance/management of the common areas. Information is available on request.

Rateable Value

The ground floor rateable value is £14,500. The first floor rateable value is £15,000. Please note this is not the rates payable. Further information is available on request or via the VOA website.

Legal Costs

Each party is to bear its own costs incurred.

VAT

All costs are subject to VAT if applicable.

Viewings

To arrange a viewing and for further information, please contact sole letting agency S.R. Wood & Son Ltd.

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