



## Key Points:

- To be refurbished
- Excellent Access to the M1 (J11) & Luton Airport
- Self-contained rear yard
- 6.5m clear height, rising to 9.5m
- 2 level access loading doors
- Ample car parking spaces

**TO LET**

# Unit C, Laporte Way

Luton, LU4 8EF

To be Refurbished

**40,585 SQFT  
(3,770 SQM)**



Visit: [Colliers.com](https://www.colliers.com)  
01895 813344

# Description

Unit C Laporte Way is a detached warehouse of steel portal framed construction. The property benefits from a clear internal height of 6.5m rising to 9.5m at the apex, two rear level access loading doors, ground floor reception, undercroft area and first floor office accommodation.

The unit is to be refurbished and has a rear secure yard and ample car parking provisions to the front and side elevations, including two EV charging points.

# Location

The unit is situated at a prominent location on Laporte Way which is accessed via the Kingsway Road, off the A505. The unit benefits from excellent transport links via road, rail and air with the M1 J11 (1.5 miles), Luton Airport Parkway station (3.2 miles) and London Luton Airport (3.8 miles) all within proximity.



# Floor areas

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse Area	34,383	3,194
First Floor Office	6,202	576
<b>Total</b>	<b>40,585</b>	<b>3,770</b>

# Rent

Rent on Application

# Energy Performance Rating

TBC- Target B rating

# Terms

Available by way of a new FRI lease on terms to be agreed. Please contact the agents for further details



# Business Rates

Interested parties are advised to make their own enquires with the local council.

# Service Charge

A service charge is levied for the upkeep and maintenance of the estate. Further details are available on request.

# Legal Costs

Each party to bear their own legal costs

# VAT

All prices and other costs quoted exclusive of VAT.





**Patrick Rosso**

Director

[Patrick.Rosso@colliers.com](mailto:Patrick.Rosso@colliers.com)  
+44 7825 571048



**Stan Gibson**

Surveyor

[Stanley.Gibson@colliers.com](mailto:Stanley.Gibson@colliers.com)  
+44 7776 605378



**YC Lau**

Graduate Surveyor

[YC.Lau@colliers.com](mailto:YC.Lau@colliers.com)  
+44 7551 383904

## Joint Agents: LSH

Joe Skinner  
Email: [JSkinner@lsh.co.uk](mailto:JSkinner@lsh.co.uk)  
Mob: 07739 973929

Louis Day  
Email: [LDay@lsh.co.uk](mailto:LDay@lsh.co.uk)  
Mob: 07708 479451

[colliers.com](https://colliers.com)



**95 Wigmore Street**

London W1U 1FF

United Kingdom

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$96 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at [corporate.colliers.com](https://corporate.colliers.com), X [@Colliers](https://twitter.com/Colliers) or [LinkedIn](https://www.linkedin.com/company/colliers).

