



# SOVEREIGN PARK

LAPORTE WAY | LUTON | LU4 8EL

UNIT 1 - 2

# 31,978 ft<sup>2</sup>

FOR SALE / TO LET



## SPECIFICATION



Extensively  
Refurbished



Secure Yard &  
62 Parking Spaces



8.0m  
Eaves Height



3 Level Access  
Loading Doors



750kVA Power  
Supply



Air Conditioned  
Offices

## SUSTAINABILITY



Positioned for an  
Operationally NZC  
World



LED  
Lighting



50%  
Roof Covering



Significant Potential  
to Save on  
Energy Bills



EPC  
Rating 'A'



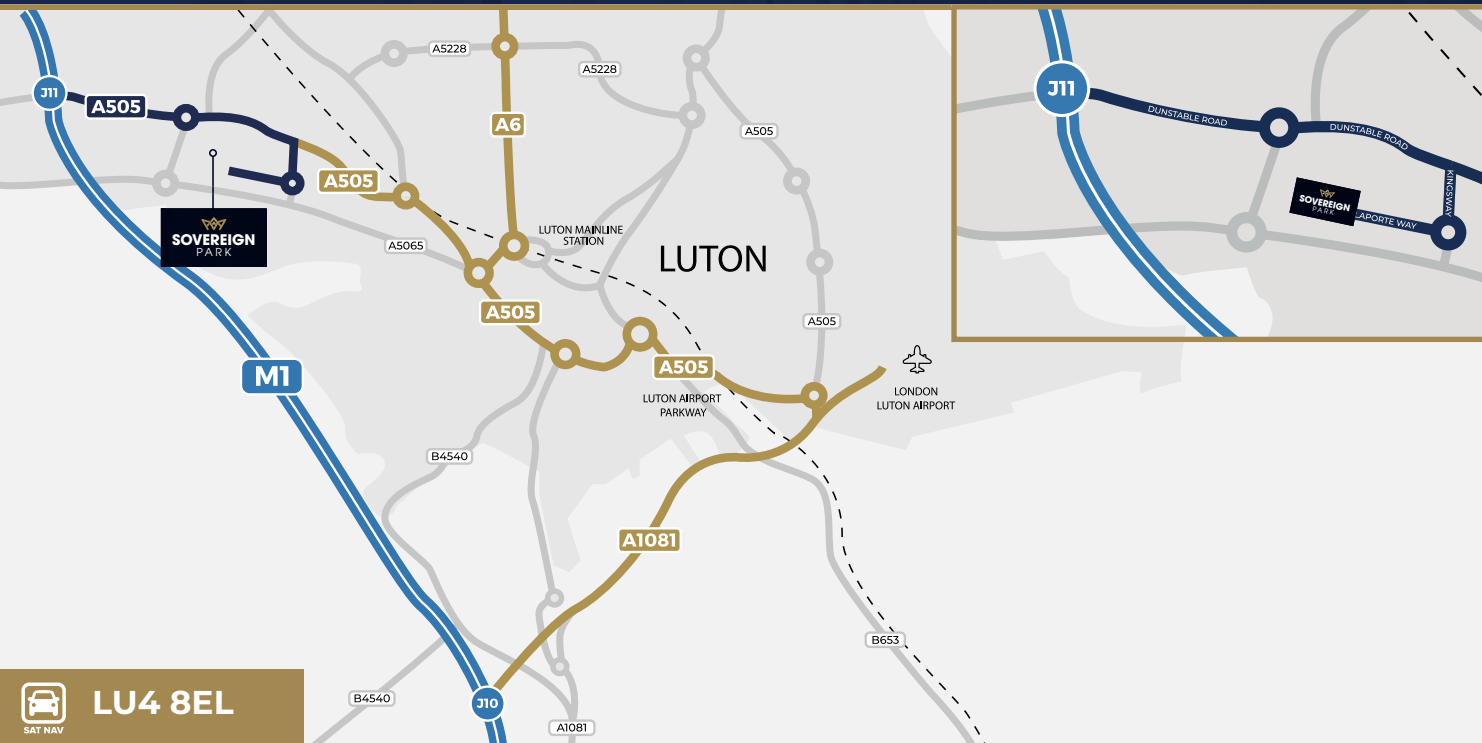
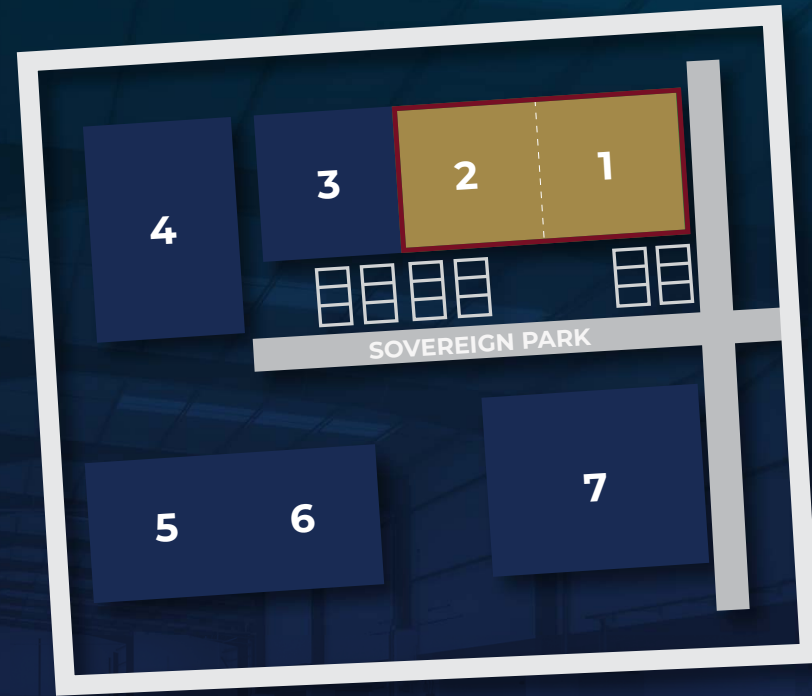
4 EV Charging  
Points

## ACCOMMODATION

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

UNIT 1-2	FT <sup>2</sup>	M <sup>2</sup>
GF WAREHOUSE	28,661	2,663
FF OFFICES	3,317	308
<b>TOTAL</b>	<b>31,978</b>	<b>2,971</b>

The floor areas are approximate pending a remeasurement following completion of the subdivision works from Unit 3.



## 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



LU4 8EL

## TENURE

For sale freehold or available to let on a new full repairing and insuring lease.  
Price / rent on application.

## EPC

The unit has an EPC rating of A5.

## VAT

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

## 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.

## BUSINESS RATES

The property is due to be reassessed for rates by the valuation office following completion of the refurbishment works and subdivision from Unit 3.

## VIEWING

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

For further information please contact:



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LAPORTE WAY

HATTERS WAY  
RETAIL PARK

A505

M1