

To Let

Office Property



Randstad Court, Laporte Way, Luton, LU4 8SB

- Modern office accommodation
- 7,307 sq ft
- Air-conditioned
- 27 car parking spaces

Jessop & Co.

Chartered Surveyors & Commercial Property Advisors. Regulated by RICS

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Randstad Court, Laporte Way, Luton, LU4 8SB



Location

Luton is a major commercial centre located 33 miles north of London and is situated adjacent to junctions 10 & 11 of the M1 Motorway.

Randstad Court is situated on the south side of Laporte Way at its junction with Kingsway having easy access to the A505 Dunstable Road which links with junction 11 of the M1 Motorway.

The town also benefits from direct rail links to St Pancras International and the presence of London Luton Airport.

Description

Randstad Court comprises a headquarters office building located on Laporte Way which forms one of Luton's main industrial and business locations approximately 1 mile north west of the town centre and 1.5 miles east of the M1 Motorway.

Randstad Court houses the UK headquarters of Randstad as well as the NHS whilst nearby occupiers include Civica, Bristol Laboratories, Pratt's Bananas and Deta Electrical.

The available accommodation is located on the third floor and provides a mixture of open plan and cellular offices.

The offices benefit from the following amenities:

- Flexible office accommodation
- Air-conditioning
- Perimeter trunking
- Kitchen facilities
- Manned security
- 27 car parking spaces

Accommodation

The net internal floor areas are as follows:

Area	Sq Ft	Sq M
Third Floor	7,307	687.81

Misrepresentation Act

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VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand the accommodation has the following rating assessment:

Offices - £63,000

Please note this is not the rates payable. Please contact the Valuation Office Agency for verification.

Terms

The accommodation is available to let on an effective full repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

A service charge will be payable for the upkeep of the common part areas. Further details are available on request.

EPC

A copy of the EPC is available on request.

Viewing and Further Information

Strictly by appointment with appointed agent Jessop & Co.

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