



# SOVEREIGN PARK

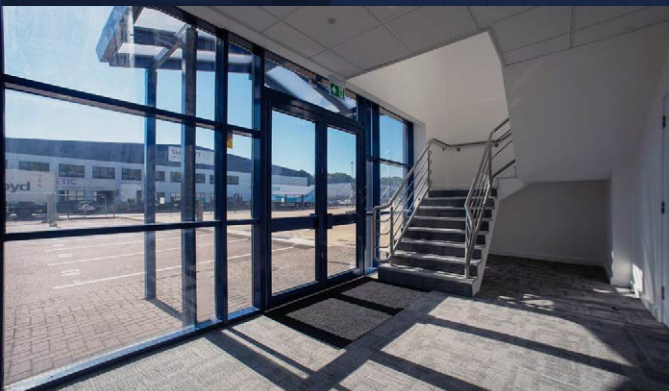
LAPORTE WAY | LUTON | LU4 8EL



UNITS 1-3

**14,281 ft<sup>2</sup> - 46,202 ft<sup>2</sup>**

TO LET



## SPECIFICATION



Extensively  
Refurbished



Secure Yard &  
91 Parking Spaces



8.0m  
Eaves Height



4 Level Access  
Loading Doors



1 MVA Power  
Supply



Air Conditioned  
Offices

## SUSTAINABILITY



Positioned for an  
Operationally NZC  
World



LED  
Lighting



50% PV  
Roof Covering



Significant Potential  
to Save on  
Energy Bills



EPC  
Rating 'A'



6 EV Charging  
Points

## ACCOMMODATION

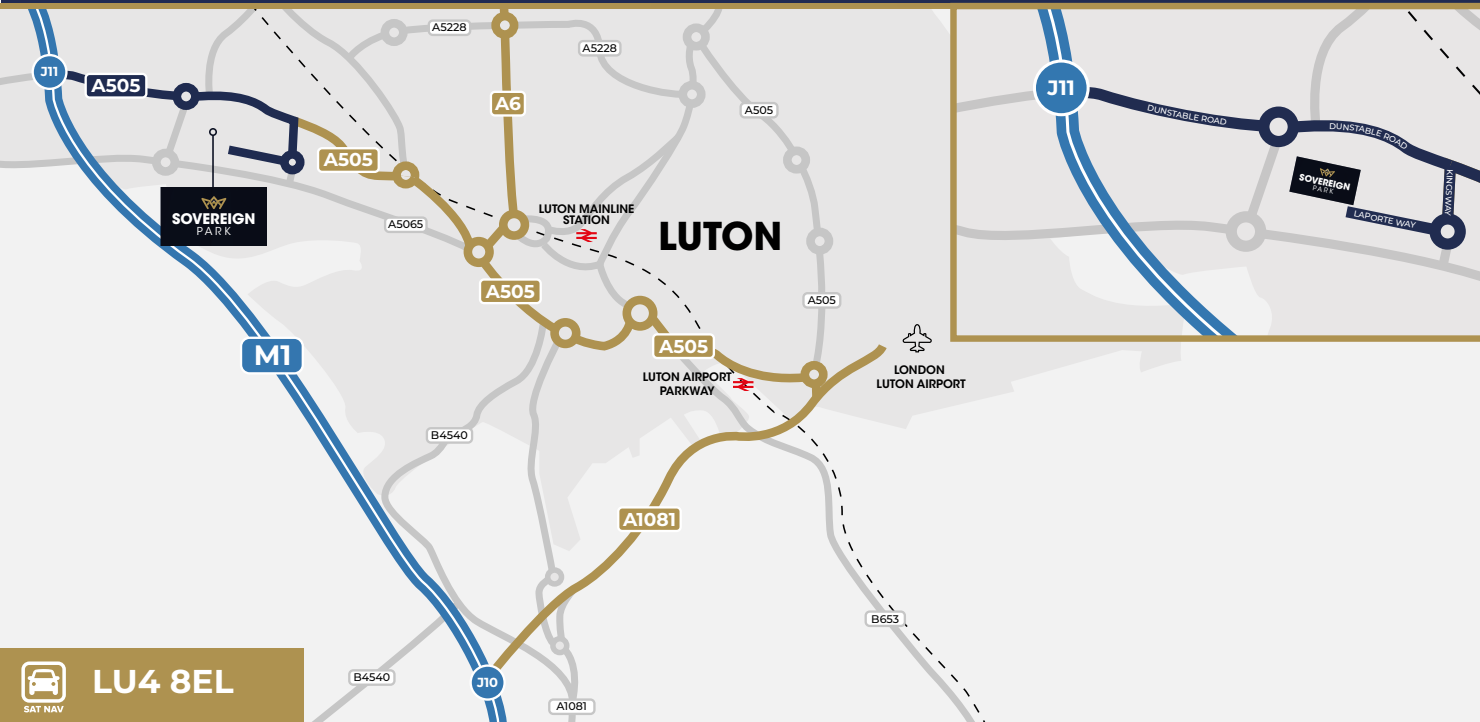
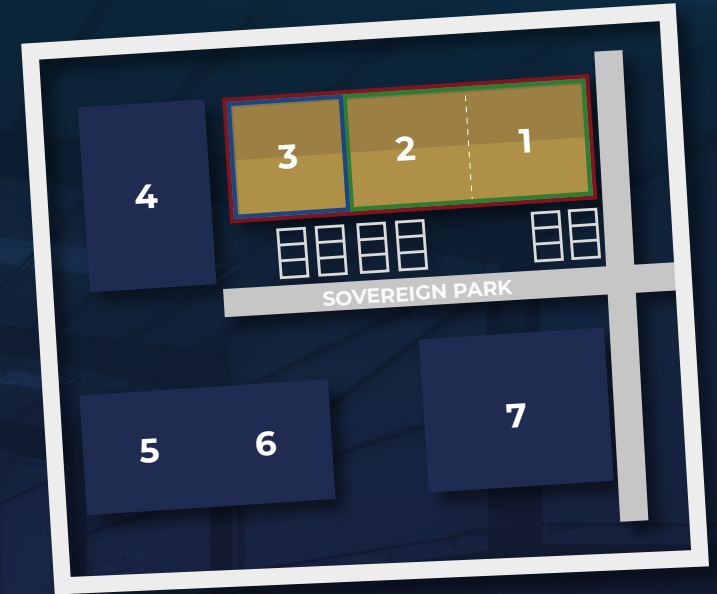
The property has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Area.

UNITS 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>

UNIT 3	FT <sup>2</sup>	M <sup>2</sup>
GF WAREHOUSE	13,160	1,223
FF OFFICES	1,121	104
<b>TOTAL</b>	<b>14,281</b>	<b>1,327</b>

UNITS 1-3	FT <sup>2</sup>	M <sup>2</sup>
GF WAREHOUSE	39,696	3,688
GF RECEPTION	2,068	192
FF OFFICES	4,438	412
<b>TOTAL</b>	<b>46,202</b>	<b>4,292</b>

There is an opportunity to subdivide the building in to units of 14,282 sq ft or 31,978 sq ft respectively.



## 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

Available to let on a new full repairing and insuring lease.  
Rent upon 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

Business rates will be chargeable and are the responsibility of the occupier. Interested parties are advised to make their own investigations.

Further information is available from [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## VIEWINGS

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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