

# Aviation House, Percival Way, Opposite Luton Airport Luton, Bedfordshire LU2 9PA

lot 43

## Office/Warehouse Investment

- Established industrial area next to Luton International Airport
- Approximate site area of 0.1637 hectares (0.4044 acres)
- Nearby occupiers include Thomson, Monarch Airlines and Caparo Testing Technologies
- Six Week Completion Period Available

Historic  
Income  
£51,180  
per annum  
inclusive



On behalf of  
the Mortgagees  
not in Possession

## Location

Miles: 2 miles east of Luton town centre  
Roads: A505, A6, M1 (Junction 10)  
Rail: Luton Rail Station (55 mins to London Bridge),  
Luton Airport Parkway  
Air: Luton International Airport

## Situation

The property is situated in a prominent location on the western side of Percival Way, at its junction with Provost Way, next to Luton International Airport. Nearby occupiers include Thomson, Monarch Airlines and Caparo Testing Technologies.

## Description

The property comprises an office/warehouse building arranged over ground, mezzanine and first floors.

## Historic Income

We are informed that parts of the building are currently occupied and that the occupiers have historically paid approximately £51,180 per annum inclusive of VAT and all outgoings. Please note that this information has been provided by the occupiers verbally and therefore no warranty or representation as to the accuracy of the occupancy and rental income is made.

## Tenure

Leasehold. Held under two separate leases from the Council of the Borough of Luton, the first for a term of 99 years from 1982 until 2081 at a rent of £16,000 p.a.x. and the second for a term of 95 years from 1986 until 2081 at a rent of £4,000 p.a.x. Both leases are subject to five yearly rent reviews. Please note that there are outstanding rent reviews under both leases.

## VAT

VAT is applicable to this lot.

## Note

This property is being marketed for sale on behalf of a Mortgagee not in possession and no warranties or guarantees in any respect are given. The information in relation to the occupational interests in this property detailed in these particulars has been provided verbally by the occupiers. No warranty or representation as to the occupancy and rental income is made. Purchasers must rely solely on their own enquiries.

## Accommodation

Floor	Floor Areas (Approx)	
Ground	787.90 sq m	(8,481 sq ft)
Mezzanine	200.02 sq m	(2,153 sq ft)
First	170.48 sq m	(1,835 sq ft)
<b>Totals</b>	<b>1,158.40 sq m</b>	<b>(12,469 sq ft)</b>

## For further details please contact:

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## Solicitors:

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