

TO LET



Unit 9a
Britannia Estate
Leagrave Road
Luton,
LU3 1RJ

- Roller shutter loading door.
- Established industrial/warehouse and office location.
- Lighting and three phase power

Location

Britannia Estate fronts onto Leagrave Road approximately 1.4 miles from Luton Town Centre, which benefits from a main-line railway station and The Mall Shopping Centre. The property has great transportation links to the A6, A505, M1 & the A5. London Luton Airport is within 3.7 miles, Junction 11 of the M1 is within 1.9 miles and Leagrave Train Station is 1.5 miles distant.

Description

The estate comprises of multi-let industrial estate across a total of 10.04 acres and was formerly the Skefco Ball Bearing Factory developed between the 1920's and 1940's. The estate comprises of 58 units providing industrial/warehousing and office accommodation ranging from 549 sq ft to 17,000 sq ft.

The estate provides facilities such as CCTV and secure gated access.

Specification

- Roller shutter (6m wide x 3m high)
- Gas blower heater
- 2 WC's and kitchenette facilities
- Private office space (181 sq ft)
- Allocated parking

Terms

To Let:

£43,575 per annum exclusive

25% discount in the first year subject to lease terms (£32,700 pax)

Estate Charge: £5,459.97 per annum

Insurance charge: £1,697.48 per annum

VAT: Applicable

Accommodation

Unit 9a provides a single storey mid terraced unit providing offices and warehousing. A fully refurbished mid-terraced industrial/warehouse unit with full height roller shutter loading door, electric lighting and three-phase power, and an eaves height of 3.4 metres.

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	4,842	449.82

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £35,250

The current multiplier for 2023/2024 49.9p payable

Interested parties are advised to contact the relevant local authority

Viewings

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Indicative photos



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