

# TO LET



21A (iii) Britannia Estate  
Leagrave Road,  
Luton,  
LU3 1RJ

- Electric Roller Shutter
- Allocated Parking
- Secure Gated Industrial Estate

## Location

Britannia Estate fronts onto Leagrave Road approximately 1.4 miles from Luton Town Centre, which benefits from main-line railway station and The Mall Shopping Centre. London Luton Airport is within 3.7 miles and M1 J11 is approximately 2 miles to the west. The estate provides a 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.

## Description

The Britannia Estate consists of 58 units covering a combined area of 277,365 square feet. Each unit offered for lease undergoes a complete refurbishment and is available with flexible leasing options.

## Terms

To Let:

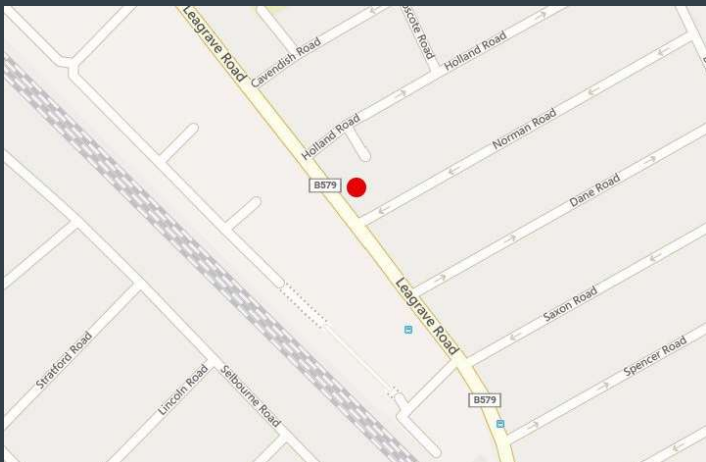
£14,000 per annum exclusive

25% discount in the first year subject to lease terms (£10,500)

Estate Charge: £1060.05 per annum

Insurance Charge: £462.87 per annum

VAT: Applicable



## Accommodation

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

Accommodation	Sq Ft	Sq M
<b>TOTAL</b>	<b>935</b>	<b>86.86</b>

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

## Business Rates

Rateable value: TBC

The current multiplier for 2023/2024 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC: E - 104

## Viewings

For further details please contact;

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