

# TO LET

**>D** KirkbyDiamond



19Ci Britannia Estate  
Leagrave Road,  
Luton,  
LU3 1RJ

- Double Personnel Door
- 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:

£10,000 per annum exclusive

25% discount in the first year subject to lease terms (£7500)

Estate Charge: £660.97 per annum

Insurance Charge: £288.61 per annum

VAT: Applicable



## Accommodation

Unit 19Ci is an end of terrace unit providing offices and warehousing.

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

Accommodation	Sq Ft	Sq M
<b>TOTAL</b>	<b>583</b>	<b>54.16</b>

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

## Business Rates

Rateable value: £5700

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;

### Courtney Cummins

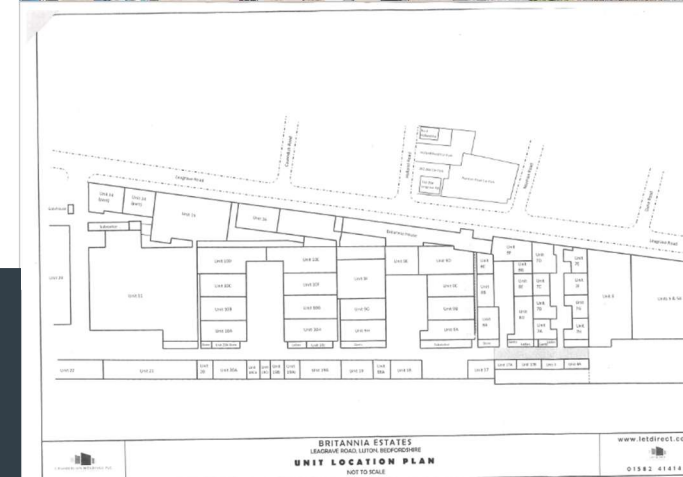
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