

## TO LET – LIGHT INDUSTRIAL UNIT



### **Unit 21A(ii) Britannia Estate, Leagrave Road, Luton, LU3 1RJ**

**888 Sq. Ft (82.50 Sq. M)**

**£13,400 per annum exclusive**

- **\*Rent Incentives Available, Subject to Contract\***
- **Close Proximity to Luton Town Centre**
- **Full Height Roller Shutter Loading Door**
- **Allocated Car Parking**

## 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. London Luton Airport is within 3.7 miles and M1 J11 approximately 2 miles to the west.

## Description

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. The estate comprises of 58 units providing industrial/warehousing and office accommodation ranging from 549 sq ft to 17,000 sq ft.

On site facilities include secure gate access, CCTV recording, communal WC facilities and car parking.

## Terms

Available to let on a new FRI lease for a term to be agreed at a rental of £13,400 per annum exclusive

## VAT

The building is elected for VAT and therefore, payable on the lease

## Estate Charge

There is a charge payable for the provision maintenance and repair of the estate. Further information available upon request.

## EPC

TBC

## Accommodation

### GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition.

Accommodation	Sq. Ft	Sq. M
Light Industrial Unit	888	82.50

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

## Business Rates

Rateable value: £TBC

The current multiplier for 2024/25 49.9p payable

Interested parties are advised to contact the relevant local authority.

## Viewings

For viewings and further information please contact:

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