

TO LET – LIGHT INDUSTRIAL UNIT



Unit 10G Britannia Estate, Leagrave Road, Luton, LU3 1RJ

3,723 Sq. Ft (348.66 Sq. M)

£37,500 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 £37,500 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 6th Edition.

| Accommodation | Sq. Ft | Sq. M |
|-----------------------|--------|--------|
| Light Industrial Unit | 3,753 | 348.66 |

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

Business Rates

Rateable value: £28,250

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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