

TO LET

888 Sq Ft (82.5 Sq M)

- › Light industrial unit
- › *Rent incentives available, subject to contract*
- › Close proximity to Luton Town Centre
- › Full height roller shutter loading door access
- › Allocated car parking



Unit 21A (ii) Britannia Estate

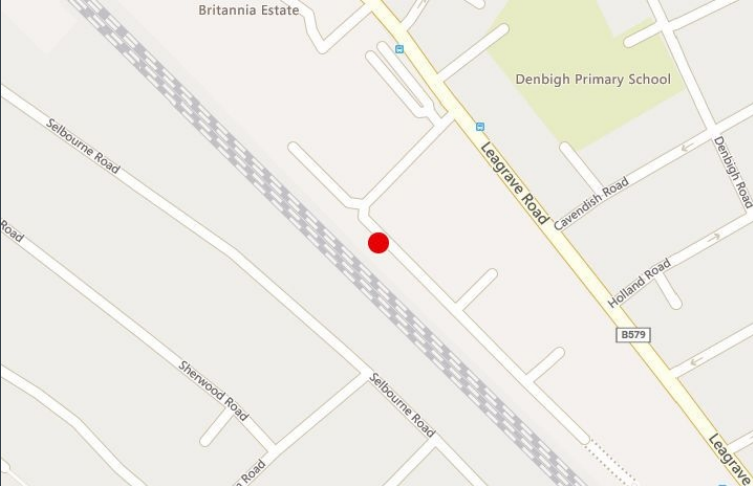
Leagrave Road, Luton, LU3 1RJ

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Situated on Britannia Estates
- Junction 11 of the M1 within 2 miles
- Luton mainline train station within 5 miles
- London Luton Airport within 7 miles

/// what3words
///hurray.courier.gravel

Google Maps
Click here



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 by way of a new FRI lease for a term to be agreed at a rent of £13,400. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

| | | |
|--------------|------------------|------------------|
| Total | 82.5 SQ M | 888 SQ FT |
|--------------|------------------|------------------|

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

Estate Charge: Available upon request

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