

# TO LET

16,227 Sq Ft

(1,507.49 Sq M)

- › Light industrial unit
- › \*Rent incentives available, subject to contract\*
- › 3-phase power
- › Suitable for a variety of uses including car storage/repairs
- › Full height roller shutter loading door access



## Unit 11a Britannia Estate

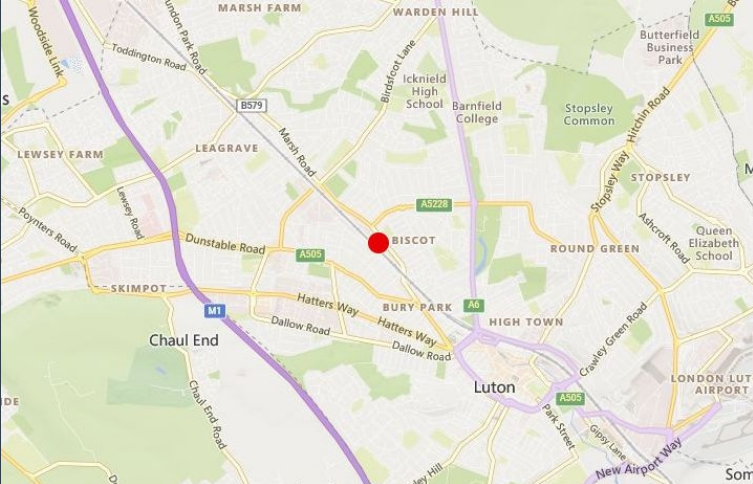
Leagrave Road, Luton, LU3 1RJ

**>D KirkbyDiamond**

Contact: Courtney Cummins or Chris Richards

Tel: 01582 738866

[kirkbydiamond.co.uk](http://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

///open.rope.burst

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 £122,000. VAT is payable.

## ACCOMMODATION

**Total** **1,507.49 SQ M** **16,227 SQ FT**

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

**EPC:** TBC

**Business Rates:** The rateable value is £87,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## CONTACT:



**COURTNEY CUMMINS**

**07810 775 492** [courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@kirkbydiamond.co.uk)



**CHRIS RICHARDS**

**07983 775684** [chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP