

TO LET

2,424 Sq Ft (225.19 Sq M)

- › First floor light industrial/office unit
- › Stepped Rent Year 1: £1,250 per month, Year 2: £1,350 per month, Year 3: £1,500 per month
- › Close proximity to Luton Town Centre
- › Allocated car parking
- › Suitable for a variety of uses

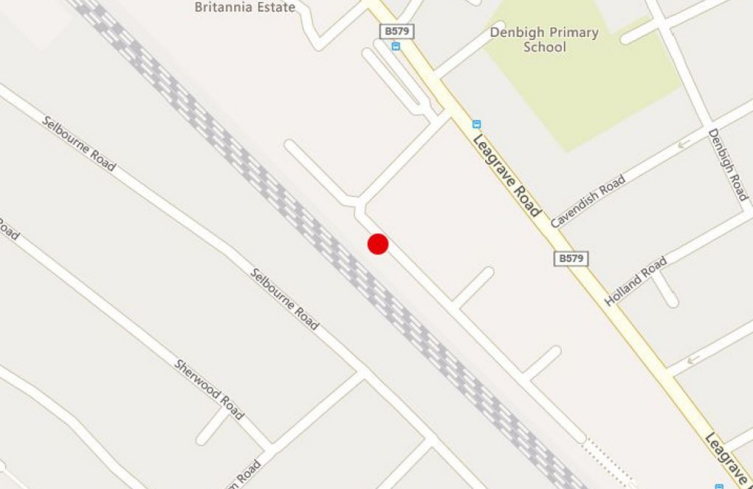


Unit 7 (First Floor) Britannia Estate

Leagrave Road, Luton, LU3 1RJ

Contact: Chris Richards or Viv Spearing
Tel: 01582 738866
eddisons.com





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

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 Google Maps

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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 via a stepped rent.

Stepped Rent Year 1: £1,250 per month (£6.04 psf), Year 2: £1,350 per month (£6.65 psf), Year 3: £1,500 per month (£7.25 psf)

VAT is payable.

Accommodation (Net Internal Area*)

Total	225.19 SQ M	2,424 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-85

Business Rates: Available upon request

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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