

TO LET

4,573 Sq Ft (424.83 Sq M)

- Immediately available.
- Roller shutter loading door.
- Established industrial/warehousing and office location.
- Lighting and three phase power
- Stepped Rent Year 1: £2,850 per month, Year 2: £3,150 per month, Year 3: £3,425 per month

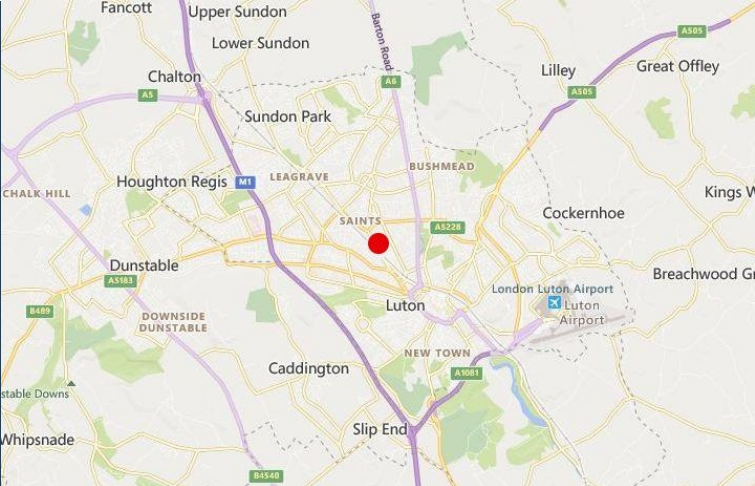


Unit 9b Britannia Estate

Legrave Road, Luton, LU3 1RJ

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





Location

- Britannia Estate fronts onto Leagrave Road approximately 1
- 4 miles from Luton Town Centre, which benefits from main-line railway station and The Mall Shopping Centre
- London Luton Airport is within 3
- 7 miles and M1 J11 is approximately 2 miles to the west

 Google Maps

[Click here](#)



Description

- A fully refurbished mid-terraced industrial/warehouse unit with full height electric roller shutter loading door, electric lighting and three-phase power, and an eaves height of 3.4 metres

Terms

Available by way of a new FRI lease for a term to be agreed via a stepped rent.

Stepped Rent Year 1: £2,850 per month pax (£7.50 psf), Year 2: £3,150 per month (£8.25 psf), Year 3: £3,425 per month (£9 psf)

VAT is payable.

Accommodation

Total	424.83 SQ M	4,573 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-103

Business Rates: The rateable value is £30,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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