

# TO LET

248 Sq Ft (23.04 Sq M)

- › Light industrial unit
- › Stepped Rent Year 1: £387.50 per month, Year 2: £426.25 per month, Year 3: £465 per month
- › 3-phase power
- › Full height roller shutter loading door access

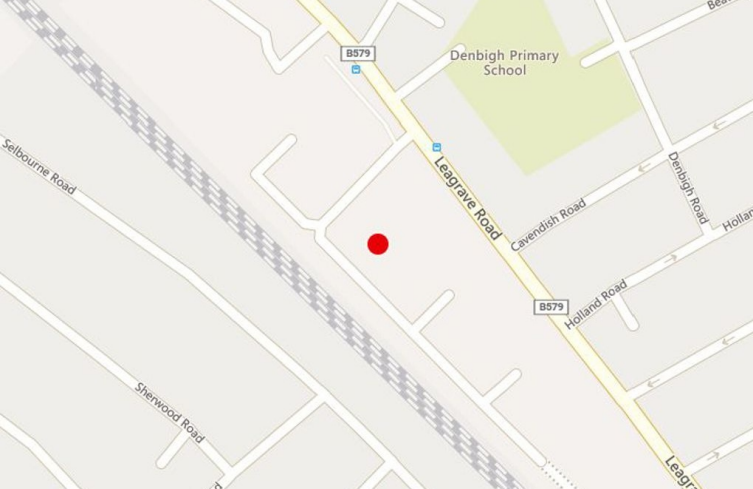


## Unit 11B Britannia Estate

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

 what3words

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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: £387.50 per month (£18.75 psf),  
Year 2: £426.25 per month (£20.63 psf), Year 3: £465 per month (£22.50 psf)

VAT is payable.

## Accommodation

**Total** **23.04 SQ M** **248 SQ FT**

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

**Estate Charge:** Available upon request

## Contact:

**CHRIS RICHARDS**

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