

TO LET

3,420 Sq Ft (317.72 Sq M)

- Light industrial unit
- Stepped Rent Year 1: £2,375 per month, Year 2: £2,615 per month, Year 3: £2,850 per month
- Close proximity to Luton Town Centre
- Full height roller shutter loading door and separate personnel access
- Allocated car parking

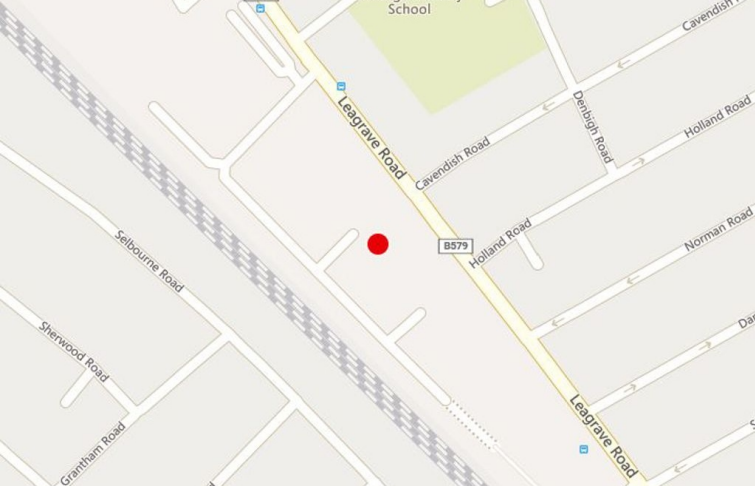


Unit 10F Britannia Estate

Legrave 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: £2,375 per month (£8.33 psf), Year 2: £2,615 per month (£9.17 psf), Year 3: £2,850 per month (£10 psf)

VAT is payable.

Accommodation (Gross Internal Area*)

Total	317.72 SQ M	3,420 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC of C (54)

Business Rates: The rateable value is £30,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £1.27 per sq. ft.

Contact:

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