

# TO LET

1,191 Sq Ft (110.64 Sq M)

- › Light industrial unit
- › \*Rent incentives available, subject to contract\*
- › Close proximity to Luton Town Centre
- › Full height roller shutter loading door
- › Allocated car parking

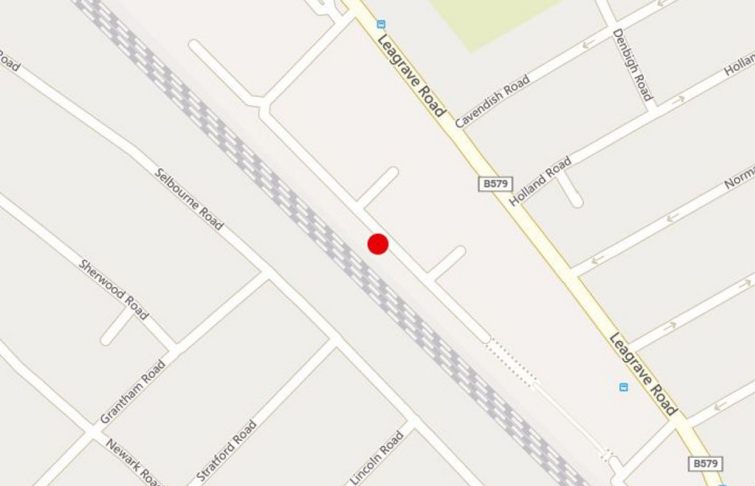


## Unit 19 Britannia Estate

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

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 £17, 865 per annum exclusive.

VAT is payable.

## Accommodation (Gross Internal Area\*)

<b>Total</b>	<b>110.64 SQ M</b>	<b>1,191 SQ FT</b>
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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 rating of E (121)

**Business Rates:** The rateable value is £12,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request There is a contribution towards shared external repair and maintenance of the estate. This is currently £1,512 per annum.

## Contact:

**CHRIS RICHARDS**

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