

TO LET

1,377 Sq Ft (127.92 Sq M)

- › Light industrial unit
- › Stepped Rent Year 1: £1,150 per month, Year 2: £1,265 per month, Year 3: £1,375 per month
- › Close proximity to Luton Town Centre
- › Full height roller shutter loading door
- › Allocated car parking

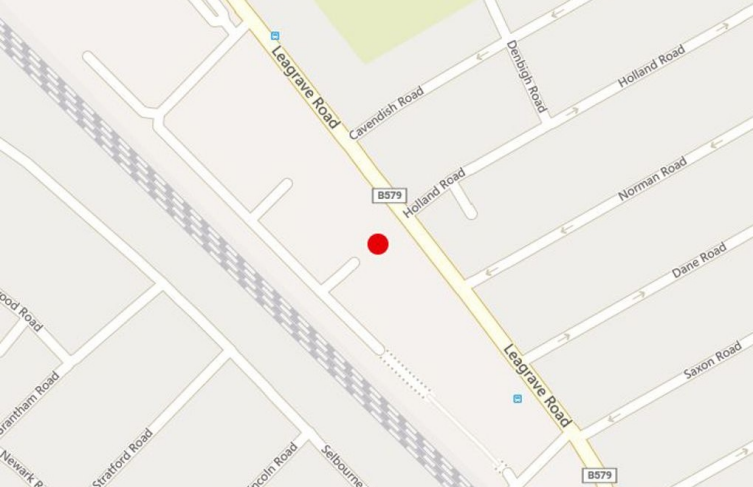


Unit 17 (Ground Floor) Britannia Estate

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

 what3words

///ledge.supply.laying

 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 via a stepped rent.

Stepped Rent Year 1: £1,150 per month (£10 psf), Year 2: £1,265 per month (£11 psf), Year 3: £1,375 per month (£12 psf)

VAT is payable.

Accommodation (Gross Internal Area*)

Total **127.92 SQ M 1,377 SQ FT**

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

EPC: D-85

Estate Charge: Available upon request

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

VIV SPEARING

07810 775 492 viv.spearing@eddisons.com