TO LET

623 Sq Ft (57.88 Sq M)



- Light industrial unit
- Close proximity to Luton Town Centre
- Full height roller shutter loading door
- 2 car parking spaces
- Secure Gate Access

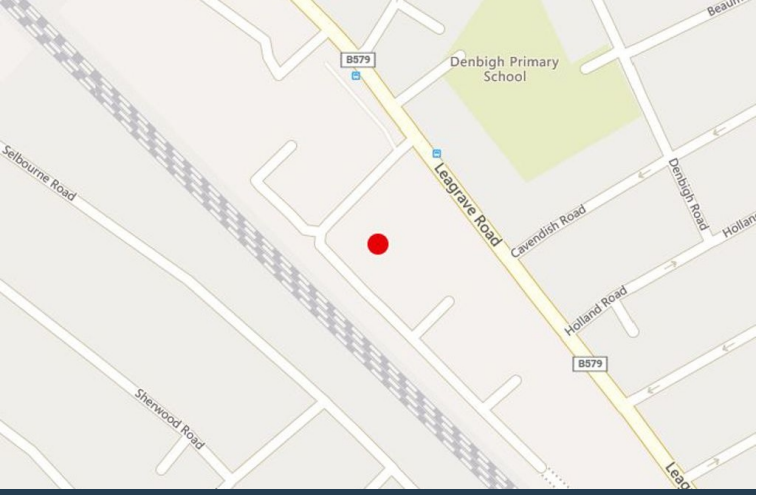
Unit 4A

Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Contact: Chris Richards or Steve Cable

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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
///ballots.sorry.member

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 £1,000 per month.

VAT is payable

Accommodation (Gross Internal Area*)

Total	**57.88 SQ M**	**623 SQ FT**

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

EPC: D-89

Service Charge: £816.37 per annum.

Contact:

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