TO LET

1,732 Sq Ft (160.9 Sq M)

- Light industrial unit
- Close proximity to Luton Town Centre
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- Full height roller shutter loading door and personnel access
- Allocated car parking

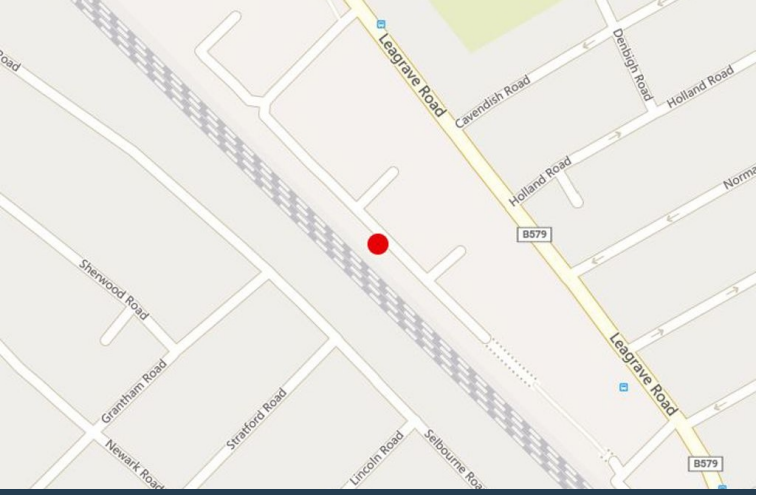


Unit 19Aii Britannia Estate

Leagrave Road, Luton, LU3 1RJ

Contact: Chris Richards or Steve Cable
eddisons.com

BTG Eddisons







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
///scouts.hush.forces

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: £17.320 pa
Stepped Rent Year 2: £19,052 pa
Stepped Rent Year 3: £20,784 pa

VAT is payable

Accommodation (Gross Internal Area*)

Total	**160.9 SQ M**	**1,732 SQ FT**

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

EPC: TBC

Business Rates: The rateable value is £18,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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