TO LET

6,998 Sq Ft (650.11 Sq M)



- Light industrial unit
- Stepped Rent Year 1: £3,885 per month, Year 2: £4,275 per month, Year 3: £4,665 per month
- Close proximity to Luton Town Centre
- Full height roller shutter loading door
- Allocated car parking

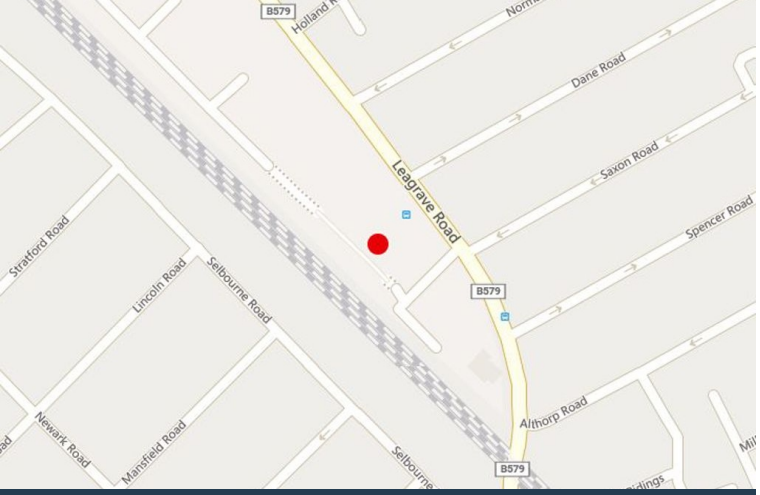
Unit 5a Britannia Estate

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

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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: £3,885 per month (£6.67 psf), Year 2: £4,275 per month (£7.33 psf), Year 3: £4,665 per month (£8 psf)

VAT is payable.

Accommodation (Gross Internal Area*)

Total	**650.11 SQ M**	**6,998 SQ FT**

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

EPC: The property has an EPC rating of D (89)

Estate Charge: Available upon request

Contact:

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