TO LET

4,341 Sq Ft (403.28 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



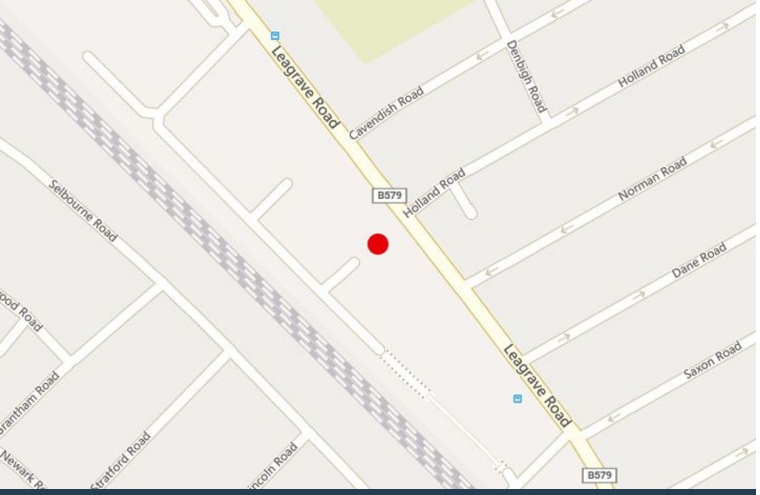
Unit 9D Britannia Estate

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
///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: £2,562.33 pm
Stepped Rent Year 2: £2,818.58 pm
Stepped Rent Year 3: £3,074.83 pm

VAT is payable

Accommodation (Gross Internal Area*)

Total	**403.28 SQ M**	**4,341 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 (96)

Business Rates: The rateable value is £33,750. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

CHRIS RICHARDS
07983 775684 chris.richards@eddisons.com

STEVE CABLE
07425 235 132 steve.cable@eddisons.com

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