TO LET

16,227 Sq Ft

(1,507.49 Sq M)



- Light industrial unit
- Forecourt loading & parking
- 3-phase power
- Suitable for a variety of uses including car storage/repairs
- Full height roller shutter loading door access

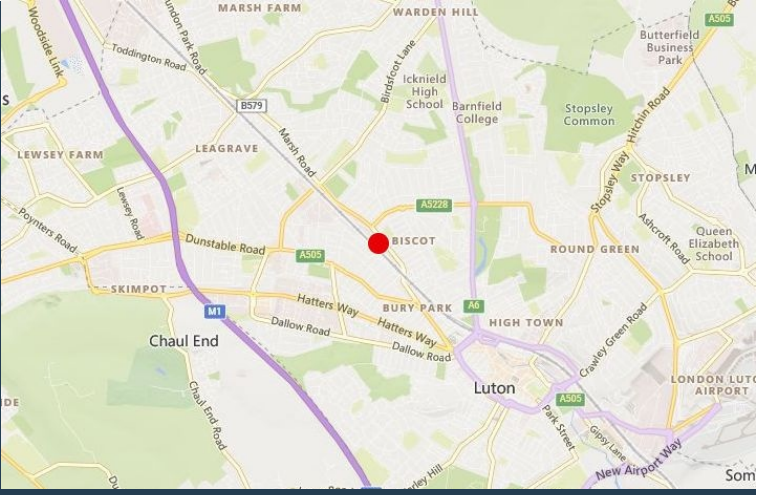
Unit 11a Britannia Estate

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
///open.rope.burst

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 rental of £81,135 pa exclusive.

VAT is payable.

Accommodation

Total	**1,507.49 SQ M**	**16,227 SQ FT**

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

EPC: D-77

Business Rates: The rateable value is £79,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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