

TO LET

3,753 Sq Ft (348.65 Sq M)

- Light industrial unit
- *Rent Incentives Available, Subject to Contract*
- Close proximity to Luton Town Centre
- Full height roller shutter loading door and separate personnel access
- Allocated car parking



Unit 10G Britannia Estate

Leagrave Road, Luton, LU3 1RJ

>D KirkbyDiamond

Contact: Chris Richards or Courtney Cummins

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kirkbydiamond.co.uk



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/IRI lease for a term to be agreed at a rent of £37,500. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Total	348.65 SQ M	3,753 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £28,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

CONTACT:

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