

TO LET

2,742 Sq Ft (254.73 Sq M)

- › Light industrial unit
- › *Rent incentives available, subject to contract*
- › Close proximity to Luton Town Centre
- › Full height roller shutter loading door access
- › Allocated car parking



Unit 21A Britannia Estate

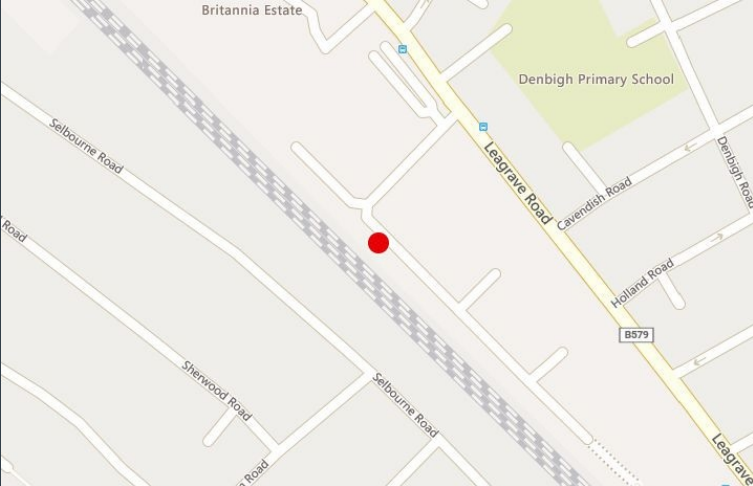
Leagrave Road, Luton, LU3 1RJ

>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 lease for a term to be agreed at a rent of £41,360. VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Total	254.73 SQ M	2,742 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 £20,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

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