

TO LET

219 - 16,277 Sq Ft
(20.35 - 1,512.13 Sq M)

- Wide range of light industrial units
- *Rent incentives available, subject to contract*
- Close proximity to Luton Town Centre
- Suitable for a variety of uses
- Allocatee car parking



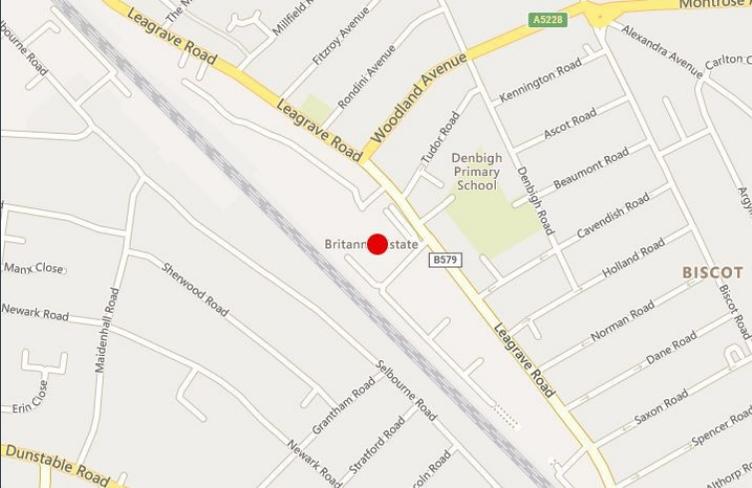
Britannia Estate
Legrave Road, Luton, LU3 1RJ

KirkbyDiamond

Contact: Chris Richards or Courtney Cummins

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kirkbydiamond.co.uk



LOCATION

- Situated on Leagrave Road in the Bury Park/Town Centre area of Luton
- 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. VAT is payable

ACCOMMODATION (Gross Internal Area*)

Total **1,512.13 SQ M 16,277 SQ FT**

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

EPC: TBC

Business Rates: Available upon request

Estate Charge: Available upon request

CONTACT:



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