

# 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



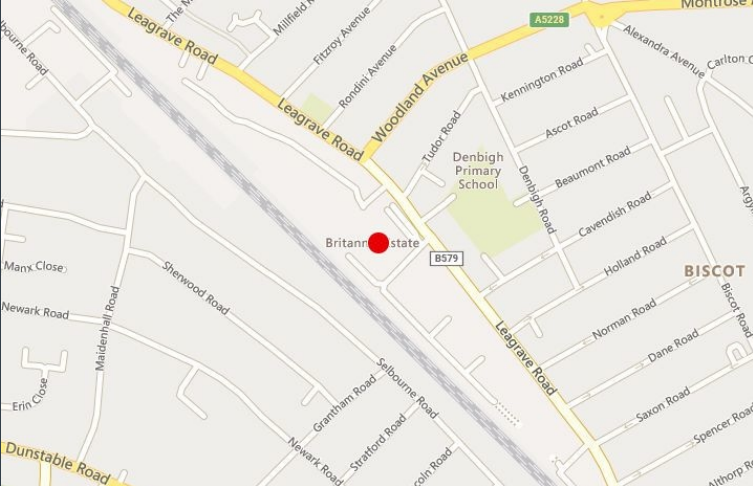
**Britannia Estate**  
**Legrave Road, Luton, LU3 1RJ**

**>D KirkbyDiamond**

Contact: Chris Richards or Courtney Cummins

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[kirkbydiamond.co.uk](http://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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