

# TO LET

219 Sq Ft (20.35 Sq M)

- Light industrial unit
- \*Rent incentives available, subject to contract\*
- Close proximity to Luton Town Centre
- Full height roller shutter loading door and personnel access



## Unit 9J Britannia Estate

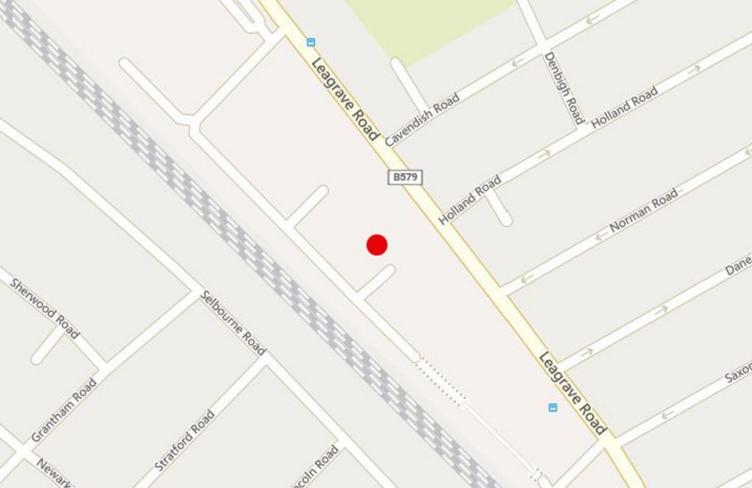
Legrave Road, Luton, LU3 1RJ

 **KirkbyDiamond**

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

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £3,285 pa exclusive.

## ACCOMMODATION (Gross Internal Area\*)

|              |                   |                  |
|--------------|-------------------|------------------|
| <b>Total</b> | <b>20.35 SQ M</b> | <b>219 SQ FT</b> |
|--------------|-------------------|------------------|

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

**EPC:** TBC

**Estate Charge:** Available upon request

## CONTACT:

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