

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

Leagrave Road, Luton, LU3 1RJ

>D KirkbyDiamond

Contact: Chris Richards or Courtney Cummins

Tel: 01582 738866

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

/// what3words

///chew.mixed.token

Google Maps

Click here



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*)

Total	20.35 SQ M	219 SQ FT
-------	------------	-----------

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

EPC: TBC

Estate Charge: Available upon request

CONTACT:



CHRIS RICHARDS

07983 775684 chris.richards@kirkbydiamond.co.uk



COURTNEY CUMMINS

07810 775 492 courtney.cummins@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP