

# TO LET

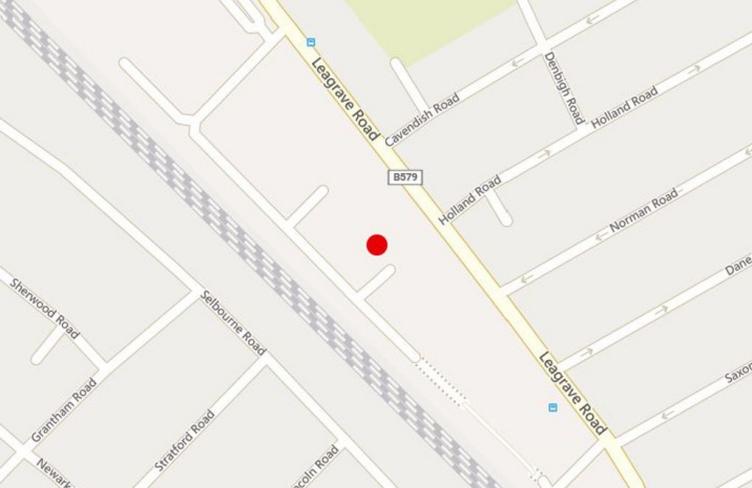
1,549 Sq Ft (143.9 Sq M)

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



## Unit 7F Britannia Estate

Legrave Road, Luton, LU3 1RJ



## 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 £18,595 pa exclusive.

VAT is applicable.

## ACCOMMODATION (Gross Internal Area\*)

<b>Total</b>	<b>143.9 SQ M</b>	<b>1,549 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: Available upon request

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £1,963.59 per annum

## CONTACT:

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