

TO LET

2,750 Sq Ft

(255.48 Sq M)

- › Secure fenced and gated open storage yard
- › Concrete-surfaced hardstanding
- › Rare yard opportunity in Luton located on the established Britannia Estate
- › Suitable for open storage, vehicle parking, plant, equipment or operational yard use

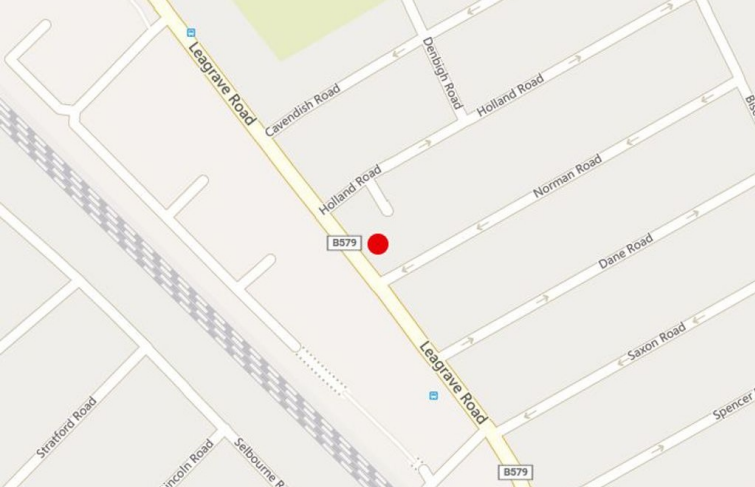


Yard 4

Legrave Road, Luton, LU3 1RJ

Contact: Viv Spearing or Chris Richards
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eddisons.com





Location

- Britannia Estate is an established industrial and commercial estate located off within the Bury Park area.
- The estate is well positioned for access to Luton town centre, the surrounding industrial areas and local labour pool.
- Luton mainline railway station is approximately 1.4 miles away, providing regular services towards London and the wider region.
- Road communications are strong, with convenient access to the A505 and A6, as well as Junction 11 of the M1, approximately 2 miles to the west.
- The location is well suited to occupiers seeking secure external storage or operational yard space within an established Luton industrial estate.



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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/IRI lease for a term to be agreed at a rent of £17,000. VAT is payable

Accommodation (Gross Internal Area*)

Total **255.48 SQ M 2,750 SQ FT**

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

Contact:

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