

TO LET

4,842 Sq Ft

(449.82 Sq M)

- › Light Industrial Unit established in Britannia Estate
- › Stepped Rent Year 1: £3,026.25 per month, Year 2: £3,328.92 per month, Year 3: £3,631.50 per month
- › Full height roller shutter loading door
- › Close proximity to Luton Town Centre

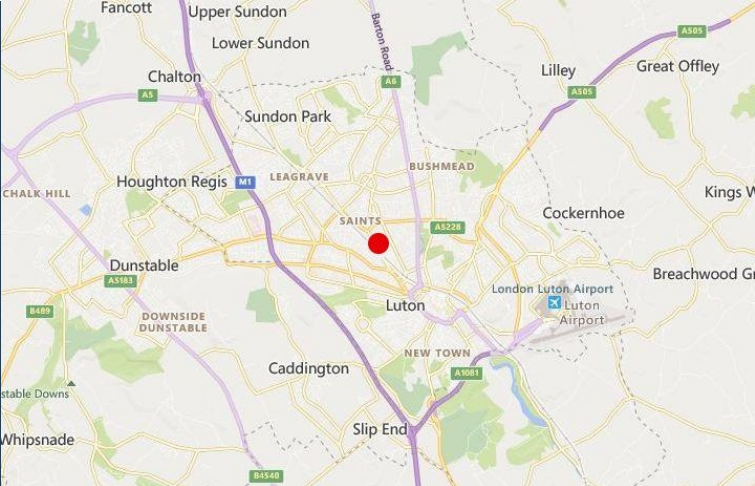


Unit 9a Britannia Estate

Leagrave Road, Luton, LU3 1RJ

Contact: Chris Richards or Viv Spearing
Tel: 01582 738866
eddisons.com





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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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, WC facilities and car parking

Terms

Available by way of a new FRI lease for a term to be agreed via a stepped rent.

Stepped Rent Year 1: £3,026.25 per calendar month (£7.50 psf), Year 2: £3,328.92 per calendar month (£8.25 psf), Year 3: £3,631.50 per calendar month (£9.00 psf)

VAT is payable.

Accommodation

Total **449.82 SQ M** **4,842 SQ FT**

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

EPC: E-107

Business Rates: The rateable value is £31,250. For the rates payable please contact us or www.voa.gov.uk

Contact:

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