

TO LET

1,732 Sq Ft (160.9 Sq M)

- › Light industrial unit
- › Close proximity to Luton Town Centre
- › Close proximity to Luton Town Centre
- › Full height roller shutter loading door and personnel access
- › Allocated car parking

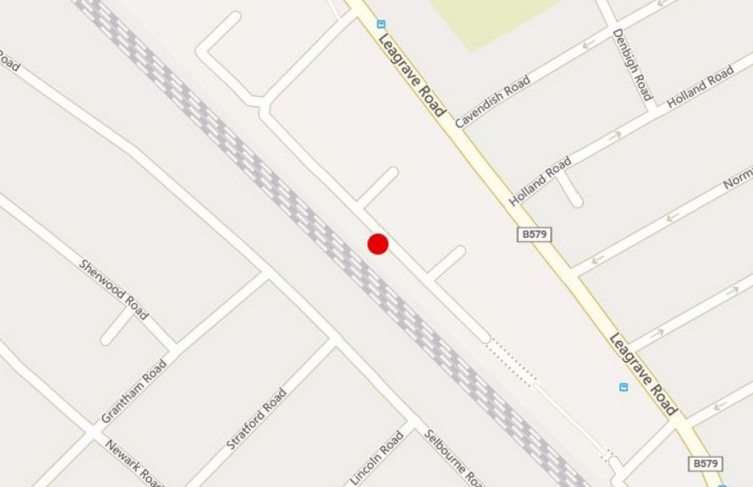


Unit 19Aii Britannia Estate

Legrave 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

 what3words
///scouts.hush.forces

 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

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

Stepped Rent Year 1: £17,320 pa
Stepped Rent Year 2: £19,052 pa
Stepped Rent Year 3: £20,784 pa

VAT is payable

Accommodation (Gross Internal Area*)

Total	160.9 SQ M	1,732 SQ FT
-------	------------	-------------

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: TBC

Business Rates: The rateable value is £18,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

CHRIS RICHARDS
[07983 775684 chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)

VIV SPEARING
[07810 775 492 viv.spearing@eddisons.com](mailto:viv.spearing@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.