TO LET

4,337 Sq Ft (402.91 Sq M)

- Light industrial unit
- Close proximity to Luton Town Centre
- Full height roller shutter loading door
- 2 Allocated car parking spaces



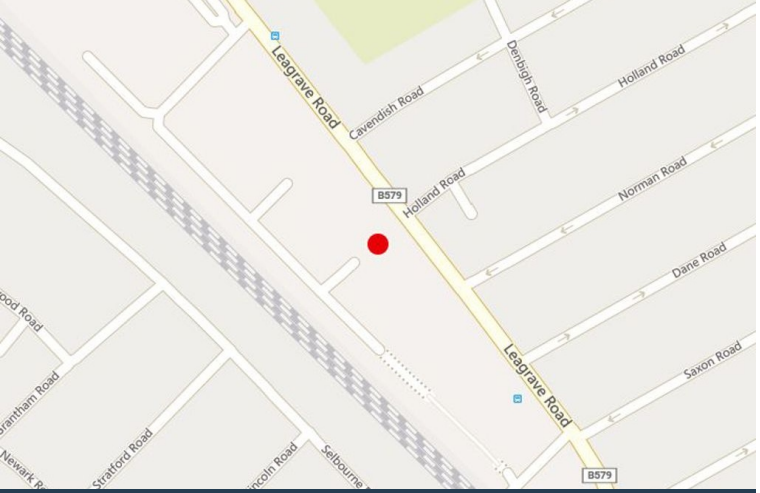
Unit 9C Britannia Estate

Leagrave Road, Luton, LU3 1RJ

Contact: Chris Richards or Steve Cable

eddisons.com

BTG Eddisons







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
///ledge.supply.laying

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.

Year 1: £32,527 per annum exclusive (£7.50 psf)
Year 2: £35,780 per annum exclusive (£8.25 psf)
Year 3: £39,033 per annum exclusive (£9.00 psf)

VAT is payable

Accommodation (Gross Internal Area*)

Total	**402.91 SQ M**	**4,337 SQ FT**

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

EPC: E-117

Business Rates: The rateable value is £29,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

Contact:

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