TO LET

4,341 Sq Ft (403.28 Sq M)

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



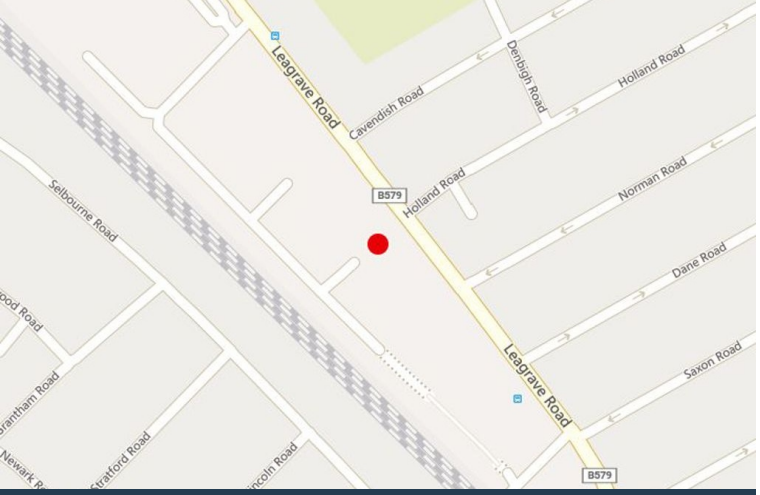
Unit 9D Britannia Estate

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.

Stepped Rent Year 1: £2,562.40 per month exclusive.
Stepped Rent Year 2: £2,818.64 per month exclusive.
Stepped Rent Year 3: £3,074.88 per month exclusive.

VAT is payable

Accommodation (Gross Internal Area*)

Total	**403.28 SQ M**	**4,341 SQ FT**

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

EPC: The property has an EPC rating of D (96)

Business Rates: The rateable value is £33,750. 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

STEVE CABLE
07425 235 132 steve.cable@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.