



Unit 9D Britannia Estate, Leagrave Road, Luton, LU3 1RJ

4,341 sqft (403.29 m²) Industrial/Logistics Unit

Summary

Tenure	To Let
Available Size	4,341 sq ft / 403.29 sq m
Rent	£36,900 per annum
EPC Rating	Upon enquiry

Key Points

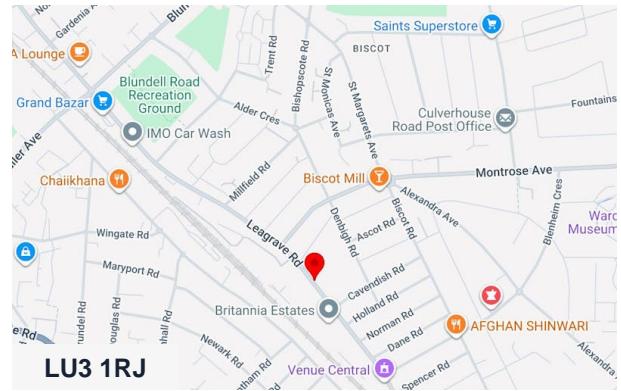
- Established Industrial Location
- On-Site Security
- Forecourt Parking
- Proximity to Arterial Routes (M1 J11, A505 & A6)

Unit 9D Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Location

The Britannia Estate is located on Leagrave Road on the fringe of the Bury Park suburb, Luton. The estate is approximately 1.4 miles to the west of Luton town centre and mainline train station.

Furthermore, Luton's arterial routes are all within proximity, including the A505 (to Hitchin and Dunstable), A6 (to Bedford) and the M1 (J11) which is approximately 2 miles to the west.



Description

The Britannia Estate is an established industrial estate comprising 60+ units across a total area of 277,365 sqft. On site facilities include secure gate access, communal loading bay CCTV recording, communal WC facilities and carparking.

Unit 9d comprises 4,341 sqft (403.29 m²), is undergoing refurbishment and benefits from a loading door, forecourt parking, mezzanine floor and WCs.

Terms

The premises are available upon a new Full Repairing & Insuring lease for a 3-year term at £36,900 per annum exclusive. All units are subject to an estate service charge and building insurance contribution.

Rateable Value

The rateable value is £32,000 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.



Viewing & Further Information



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk