



Unit 7 Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Flexible First Floor Commercial Space

Summary

Tenure	To Let
Available Size	2,424 sq ft / 225.20 sq m
Rent	£24,250 per annum
EPC Rating	Upon enquiry

Key Points

- First Floor Space
- Flexible Use (STPP)
- On-Site Security
- Available Straight Away

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Location

The Britannia Estate is located on Legrave 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 7 is located at first floor level, accessed from within the industrial estate. The property consists of a number of rooms and benefits from carpet tiles, radiator heating, CAT II lighting, suspended ceiling and WC facilities.

The property would suite a variety of uses (STPP) including: education, leisure, gymnasium, showroom, office, light industrial, R&D, etc.

Accommodation

The property comprises the following:

Name	sq ft	sq m	Rent
1st - First Floor	2,424	225.20	£24,250 /annum exclusive
Total	2,424	225.20	

Terms

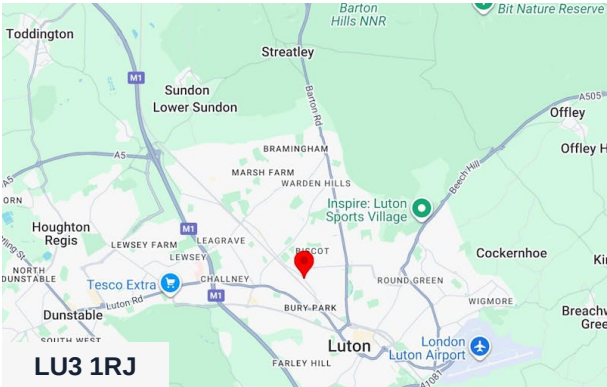
The premises are available upon a new Full Repairing & Insuring lease for a 3-year term at £24,250 per annum exclusive. All units are subject to an estate service charge and building insurance contribution.

Rateable Value

The rateable value is to be confirmed.

VAT

All costs are subject to VAT at the appropriate rate.



Viewing & Further Information



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