



## Unit 11a Britannia Estate, Leagrave Road, Luton, LU3 1RJ

### Substantial Industrial/Warehouse Unit

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	16,277 sq ft / 1,512.18 sq m
<b>Rent</b>	£61,000 per annum 50% reduced rent in year-1 of the lease
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Established Industrial Estate
- On-Site Security
- Rent Incentives Available
- Arterial Route Proximity
- Available Straight Away

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## Location

The Britannia Estate is located in the Bury Park suburb of Luton, off Leagrave Road. Luton town centre and the mainline train station are approximately 1.4 miles to the southeast, with London Luton Airport slightly further afield. The estate offers exceptional connectivity via Luton's arterial routes including the A505, A6 and 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 nearly 230,000 sqft. On site facilities include secure gated access, communal loading bay, CCTV recording, communal WC facilities and carparking. The estate is home to a mixture of local, regional and national businesses.

Unit 11a is one of the estate's largest units, comprising 16,277 sqft. The unit has undergone refurbishment and benefits from a motorised loading door, paint sealed floor, LED lighting, WC facilities, kitchenette, office space and forecourt parking.

## Terms

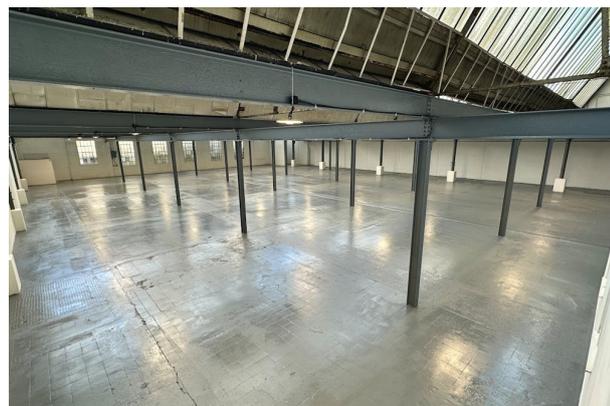
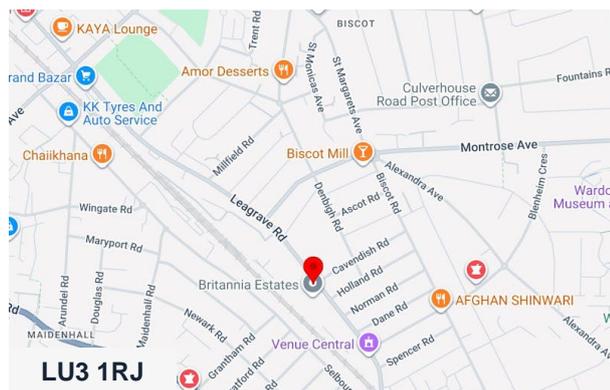
The premises are available upon a new Full Repairing & Insuring lease for a 3-year term. The rent for year-1 will be reduced by 50% to £61,000 exclusive, increasing thereafter to £122,000 per annum exclusive. All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

## Rateable Value

The rateable value as of April 2026 is £87,000 (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](mailto:j.w@srwood.co.uk)