



Yard 4, Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Rare Opportunity: Secure Yard

Summary

Tenure	To Let
Available Size	2,750 sq ft / 255.48 sq m
Rent	£17,000 per annum
EPC Rating	EPC exempt - No building present

Key Points

- Enclosed Yard
- Concrete Surface
- Gated Entrance
- Good Access

Yard 4, Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Location

Britannia Estate is an established industrial and commercial estate located off Leagrave Road in Luton, within the Bury Park suburb.

The estate is well positioned for access to Luton town centre and surrounding industrial areas. Luton mainline railway station is approximately 1.4 miles away, providing regular and high-speed services to London St Pancras.

Road communications are strong with convenient access to the A505 and A6, as well as Junction 11 of the M1, approximately 2 miles to the west. London Luton Airport is also within easy reach, supporting occupiers requiring access to regional, national and international transport links.

The location is well suited to occupiers seeking secure external storage or operational yard space within an established Luton industrial estate.

Description

Yard 4 provides 2,750 sqft of secure yard space at the established Britannia Estate in Luton. The yard benefits from a concrete surface, palisade fencing and gated entrance. Please note, there are no mains utilities to the site. But the users will have use of communal WCs located within the main estate.

Potential uses (STPP) = open storage, vehicle parking, plant, equipment, operational yard use, etc.

Open storage space is limited in Luton, making this a rare opportunity in an established industrial estate location.

Terms

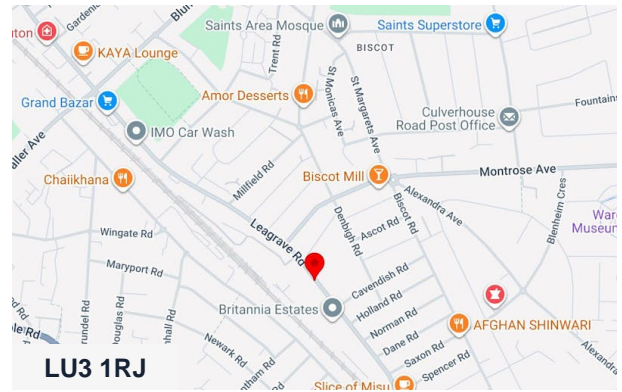
Available by way of a new lease for £17,000 per annum exclusive.

VAT

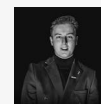
Plus VAT at the appropriate rate.

Costs

Each party is to bear its own legal and professional costs incurred.



Viewing & Further Information



Jacob Wood

01582 401 221 | 07401 221 022

j.w@srwood.co.uk