



Unit 11b Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Lock-Up Store/Workshop

Summary

Tenure	To Let
Available Size	234 sq ft / 21.74 sq m
Rent	£4,185 per annum 25% reduced rent in year-1 of the lease
EPC Rating	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 11b is a small lock-up store/workshop unit measuring 8.11m in length by 2.69m in width. The unit benefits from a motorised loading door (note raised access) and LED lighting.

Terms

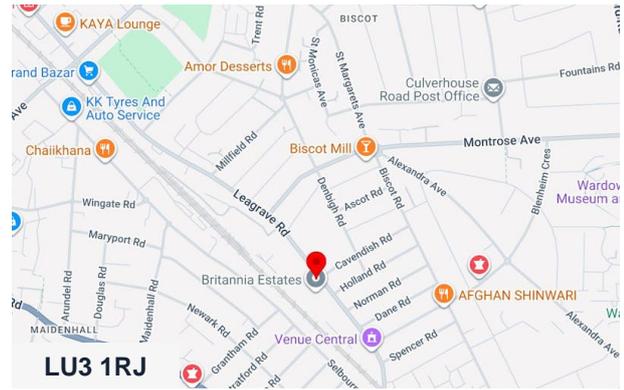
The premises are available upon a new Full Repairing & Insuring lease for a 3-year term. The rent for year-1 will be reduced by 25% to £4,185 exclusive, increasing thereafter to £5,580 per annum exclusive. All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

Rateable Value

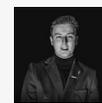
The rateable value is to be confirmed.

VAT

All costs are subject to VAT at the appropriate rate.



Viewing & Further Information



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