



Unit 4A Britannia Estate, Britannia Estate, Luton, LU3 1RJ

Small industrial/storage space

Summary

Tenure	To Let
Available Size	623 sq ft / 57.88 sq m
Rent	£12,000 per annum
Business Rates	TBC
EPC Rating	D (89)

Key Points

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

Unit 4A Britannia Estate, Britannia Estate, Luton, LU3 1RJ

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 4a is located underneath the main bridge within the Britannia Estate. It comprises 623sqft. The unit has been refurbished to include a paint sealed solid floor, whitewashed walls, LED lighting, double doors and external security shutter. Communal WC facilities are adjacent.

The property would suit a variety of uses, including light industrial, storage, retail, etc.

Terms

The premises are available upon a new full repairing and insuring lease for a 3 year or 6 year term at £12,000 per annum exclusive.

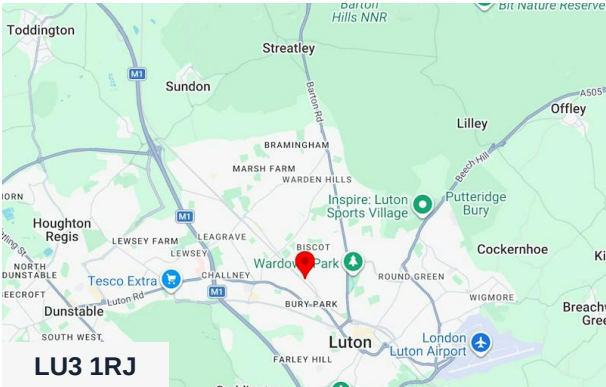
All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

Rateable Value

The rateable value is to be confirmed.

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



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk