



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

16,277 sqft (1,512.2 m<sup>2</sup>) Industrial/Logistics Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	16,277 sq ft / 1,512.18 sq m
<b>Rent</b>	£122,000 per annum
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Established Industrial Location
- On-Site Security
- Forecourt Parking
- Proximity to Arterial Routes (M1 J11, A505 & A6)

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## Location

The Britannia Estate is located on Leagrave 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 11a totals 16,277 sqft and benefits from the following:

- Motorized shutter (6.00m wide x 3,78m high).
- WC facilities.
- Translucent panels.
- Floor to truss height = 4.75m.
- Ridge height = 7.67m.
- Allocated parking.

## Terms

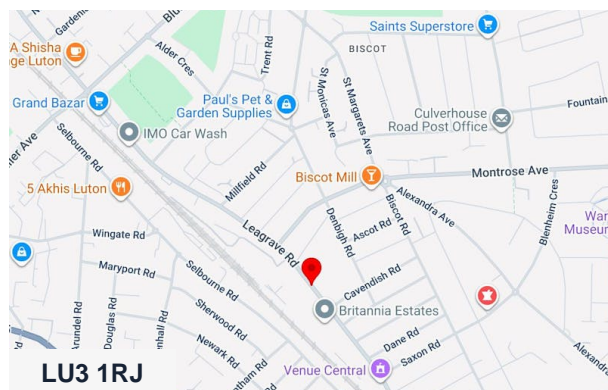
The unit is available upon a new full repairing and insuring lease for a 3 year term at £122,000 per annum exclusive. All units are subject to an estate service charge and building insurance contribution. Please enquire for details. Certain units qualify for a 25% rental discount during year 1 of the lease (STC).

## Rateable Value

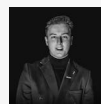
The Rateable Value for this property is £87,000 (please note this is not rates payable).

## VAT

All costs are subject to VAT at the appropriate rate.



## Viewing & Further Information



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