

An aerial photograph of an industrial estate. In the foreground, there are several large industrial buildings with corrugated metal roofs. A red outline highlights a specific unit, Unit 9B, which is a two-story building with a blue and white facade. Behind the industrial estate, there are railway tracks and a residential area with houses. The text 'TO LET' is overlaid on the left side of the image.

TO LET

TO LET: UNIT 9B BRITANNIA ESTATE, LUTON
4,573 Sq Ft

- STEPPED RENT YEAR 1: £34,297 pax (£7.50 psf), YEAR 2: £37,727 pax (£8.25 psf), YEAR 3: £41,157 pax (£9 psf)
- EASY ACCESS TO THE M1 AND LUTON AIRPORT
- CCTV ON SITE
- FULL HEIGHT ROLLER SHUTTER
- THREE PHASE POWER
- SECURE GATED ACCESS

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 9B, LEAGRAVE ROAD , LUTON, BEDFORDSHIRE, LU3 1RJ

STEPPED RENT INCENTIVES AVAILABLE

- **Year 1:** £34,297.50 per annum exclusive (£7.50 psf)
- **Year 2:** £37,727.25 per annum exclusive (£8.25 psf)
- **Year 3:** £41,157.00 per annum exclusive (£9.00 psf)

Unit 9B comprises a refurbished industrial / warehouse unit extending to approximately **4,573 sq ft (424.85 sq m)** and is available immediately. The unit benefits from a loading door, office accommodation, WC facilities and forecourt parking.

Britannia Estate is an established multi-let industrial estate extending to nearly 230,000 sq ft and comprising over 60 units. Estate facilities include secure gated access, CCTV recording, communal loading facilities, communal WC facilities and car parking. The estate is home to a mixture of local, regional and national occupiers.

The estate occupies a convenient location off Leagrave Road in Bury Park, approximately 1.4 miles from Luton town centre and the mainline station. Excellent road connections are available via the A505, A6 and M1 (Junction 11).

Location

Britannia Estate is located in the **Bury Park** area of Luton, just off **Leagrave Road**, approximately **1.4 miles north-west of Luton town centre and the mainline railway station**. London Luton Airport is situated a short distance away.

The estate benefits from excellent road connectivity, with convenient access to the **A505, A6 and M1 (Junction 11)**, approximately **2 miles to the west**, providing excellent links to the wider motorway network and the South East.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

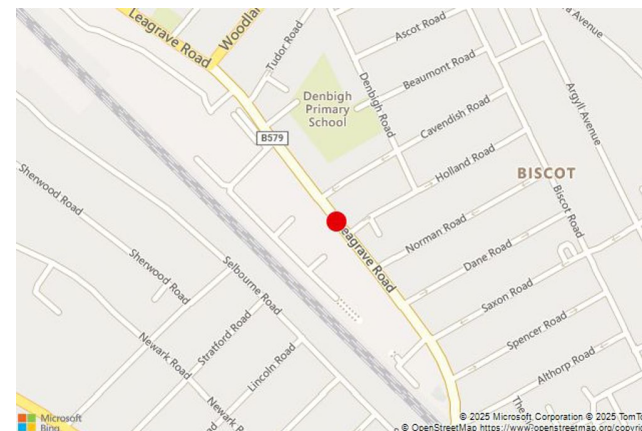
Unit	Area (sq ft)	Area (sq m)
Unit 9B	4,573	424.85

VAT

VAT is payable at the prevailing rate.

Planning Information

Interested parties are advised to make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.



Additional Information

Rent

£2,850 Per Month

EPC

Available upon request.

Dom Prest
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