



TO LET

3,420 Sq Ft

- STEPPED RENT INCENTIVES YEAR 1 £2,375 pm (£8.33 psf), YEAR 2 £2,615 pm (£9.17 psf), YEAR 3 £2,850 pm (£10.00 psf)
- Close proximity to Luton Town Centre
- Full height roller shutter loading door and separate personnel access
- Allocated car parking
- CCTV on site

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 10F, BRITANNIA ESTATE, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

STEPPED RENT INCENTIVES AVAILABLE

- Year 1: £28,500 pa / £2,375 pcm / £8.33 psf
- Year 2: £31,380 pa / £2,615 pcm / £9.17 psf
- Year 3: £34,200 pa / £2,850 pcm / £10.00 psf

Unit 10F comprises a refurbished light industrial / warehouse unit extending to approximately 3,420 sq ft (317.72 sq m) and is available immediately.

The unit benefits from a full-height roller shutter loading door, separate personnel access, office accommodation and allocated parking, making it suitable for a range of industrial, warehouse and storage occupiers.

Britannia Estate is an established multi-let industrial estate extending to approximately 10 acres and providing a range of industrial, warehouse and office accommodation. Estate facilities include secure gated access, CCTV recording, communal WC facilities and car parking

Location

Britannia Estate occupies a well-established commercial location fronting Leagrave Road in Luton. Luton town centre and the mainline railway station are within easy reach, whilst London Luton Airport lies approximately 7 miles away.

Excellent road communications are provided via the A505, A6 and M1 (Junction 11), which lies approximately 2 miles to the west, providing access to the wider motorway network.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

Unit	Area (sq ft)	Area (sq m)
Unit 10F	3,420	317.72

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 confirm that their proposed use is acceptable.

Services

~][Property Services][~

Service Charge

~][Property Service Charge Information][~

Additional Information

Rent
£2,375 Per Month

EPC

C (54).

Viewing

Strictly by appointment.

Dom Prest
dprest@petchey.co.uk

