

TO LET  
**INDUSTRIAL  
UNITS /  
WORKSHOPS**

**297 - 16,227 SQ FT**

**BRITANNIA ESTATES, LEAGRAVE ROAD  
LUTON LU3 1RJ**

- Close to Luton Town Centre
- Flexible lease terms
- Ample on-site car parking
- Estate CCTV recording
- Secure gated entry
- Suitable for a wide variety of business uses

**Petchey**  
HOLDINGS



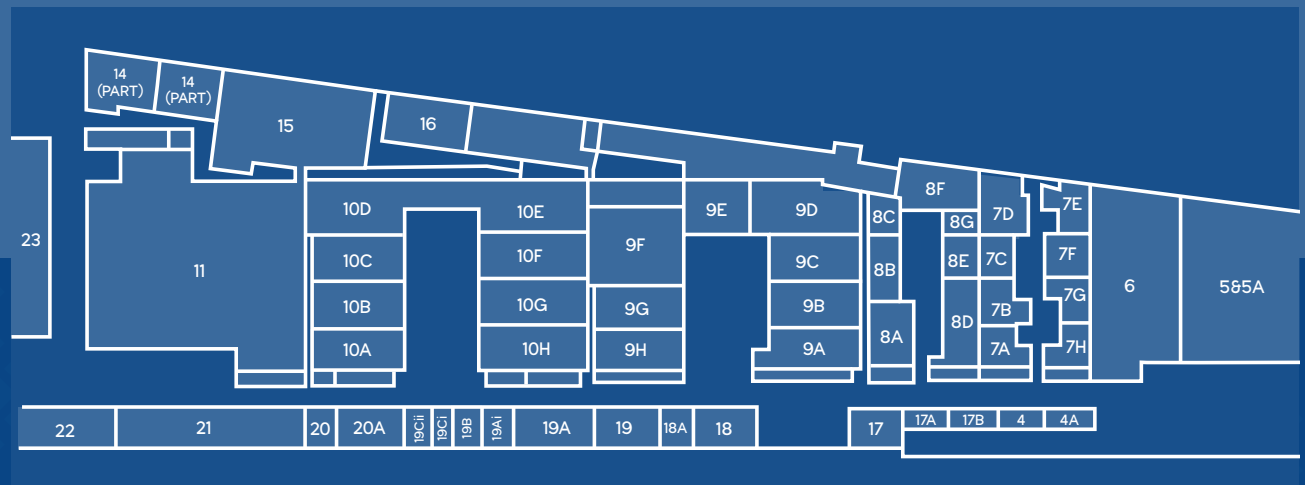
# BRITANNIA ESTATES

Britannia Estate is located approximately 1.4 miles to the west of Luton town centre and station, in a predominantly residential area. The location benefits from excellent road connections with easy access to the M1 motorway Junction 11 which is approximately 2 miles to the west.



## DESCRIPTION

Formerly the Skefco Ball Bearing Factory, the estate comprises 58 units across a total area of 297,616 sq ft ranging from 297 to 16,227 sq ft. Each unit that is brought to market is fully refurbished and is available on flexible lease terms. On site facilities include CCTV recording, secure gate access and ample car parking.



## LEASE TERMS

Please call now to discuss terms and conditions. Petchey are flexible landlords and have the ability to tailor a specific package to suit your business needs.

## SERVICE CHARGE

All leases are subject to a standard service charge to maintain and upkeep the common areas of the estate. Further details are available on request.

## VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact:



**Chris Richards**  
[chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)  
 01582 550 210



**Jacob Wood**  
[j.w@srwood.co.uk](mailto:j.w@srwood.co.uk)  
 01582 401 221