

# TO LET

6,998 Sq Ft (650.11 Sq M)

- Light industrial unit
- \*Rent incentives available, subject to contract\*
- Close proximity to Luton Town Centre
- Full height roller shutter loading door
- Allocated car parking



## Unit 5a Britannia Estate

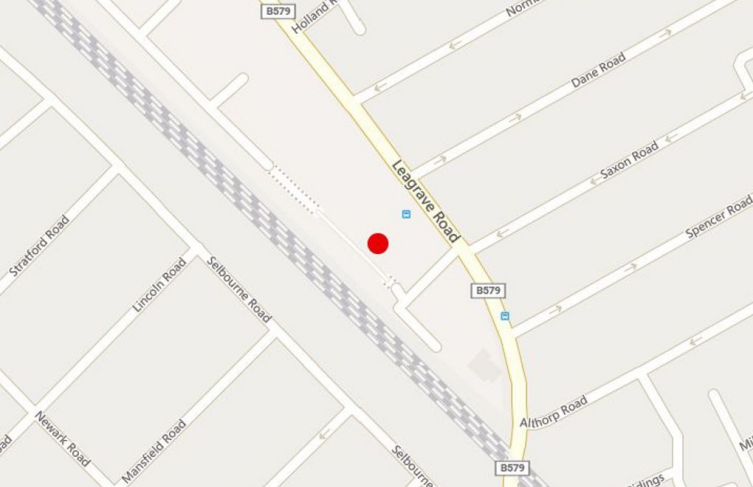
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 **KirkbyDiamond**  
Part of  BTG Eddisons

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## LOCATION

- Situated on Britannia Estates
- Junction 11 of the M1 within 2 miles
- Luton mainline train station within 5 miles
- London Luton Airport within 7 miles

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## DESCRIPTION

- The estate provides a multi-let industrial estate across a total of 10.04 acres and was formerly the Skefco Ball Bearing Factory developed between the 1920's and 1940's
- The estate comprises of 58 units providing industrial/warehousing and office accommodation ranging from 549 sq. ft to 17,000 sq. ft
- On site facilities include secure gate access, CCTV recording, communal WC facilities and car parking

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £62,950 per annum exclusive.

VAT is payable.

## ACCOMMODATION (Gross Internal Area\*)

**Total** **650.11 SQ M 6,998 SQ FT**

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC:** The property has an EPC rating of D (89)

**Estate Charge:** Available upon request

## CONTACT:

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