



## Unit 9B Britannia Estate, Leagrave Road, Luton, LU3 1RJ

4,573 sqft (424.85 m2) Industrial/Logistics Unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,573 sq ft / 424.85 sq m
<b>Rent</b>	£41,150 per annum
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Established Industrial Location
- Forecourt Parking
- On-Site Security
- 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 9b comprises 4,573 sqft (424.85 m2), is undergoing refurbishment and benefits from a loading door, forecourt parking, mezzanine floor and WCs.

## Terms

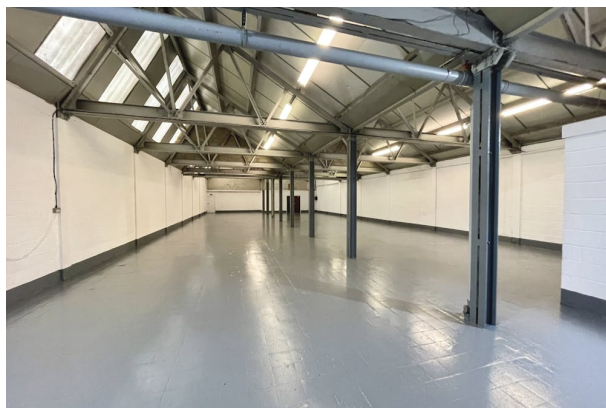
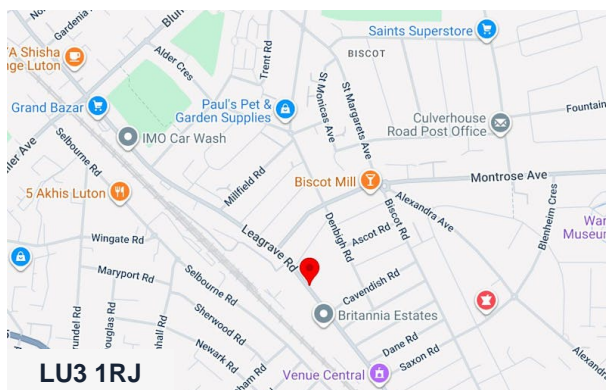
The premises are available upon a new Full Repairing & Insuring lease for a 3-year term at £41,150 per annum exclusive. All units are subject to an estate service charge and building insurance contribution.

## Rateable Value

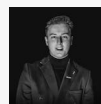
The rateable value is £30,500 (please note this is not rates payable).

## VAT

All costs are subject to VAT at the appropriate rate.



## Viewing & Further Information



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