

TO LET

4,341 Sq Ft (403.28 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 9D Britannia Estate

Legrave Road, Luton, LU3 1RJ

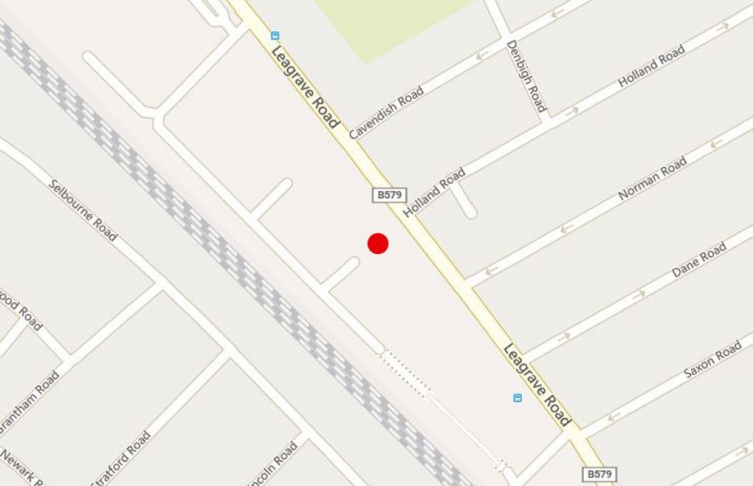
 **Kirkby
Diamond**

Part of **Eddisons**

Contact: Chris Richards or Hannah Niven

Tel: 01582 738866

kirkbydiamond.co.uk



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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Google Maps

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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 £36,900 per annum exclusive.

VAT is payable.

ACCOMMODATION (Gross Internal Area*)

Total	403.28 SQ M	4,341 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of D (96)

Business Rates: The rateable value is £32,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: Available upon request

CONTACT:

>D CHRIS RICHARDS
 07983 775684 chris.richards@kirkbydiamond.co.uk

>D HANNAH NIVEN
 07425244396 hannah.niven@kirkbydiamond.co.uk