

TO LET

Unit 9D, Britannia Estate

Leagrave Road, Luton, Bedfordshire, LU3 1RJ

4,341 sq ft (403.28 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 9D, Britannia Estate, Leagrave Road, Luton, Bedfordshire, LU3 1RJ

Key Features

- Year 1: £30,748.75 pa (£7.08 psf)
- Year 2: £33,823.63 pa (£7.79 psf)
- Year 3: £36,898.50 pa (£8.50 psf)
- Allocated car parking
- Full-height roller shutter loading door
- Secure gated estate with CCTV
- Communal WC facilities
- Convenient access to M1 Junction 11
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 9D provides approximately 4,341 sq ft of light industrial / warehouse accommodation at Britannia Estate. The property benefits from a full-height roller shutter loading door and allocated car parking. Estate facilities include secure gated access, CCTV and communal WC facilities.

Legal Costs

Each party to bear their own legal costs.

Location

Britannia Estate is situated on Leagrave Road in Luton, to the west of the town centre. The estate provides industrial, warehouse and business accommodation with access to the M1 via Junction 11 and rail services at Luton and Leagrave.

Accommodation

Total	**4,341 sq ft (403.28 sq m)**

Lease Terms

Available to let. Lease terms are subject to agreement.

VAT

VAT is payable.

Planning

Interested parties should make their own enquiries with the local planning authority about their proposed use.

Rent & Viewings

Year 1: £30,748.75 per annum exclusive

Year 2: £33,823.63 per annum exclusive

Year 3: £36,898.50 per annum exclusive

Dom Prest
020 8252 8000
dprest@petchey.co.uk





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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