

TO LET

Unit 7A, Britannia Estate

Leagrave Road, Luton, Bedfordshire, LU3 1RJ

1,323 sq ft (122.91 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 7A, Britannia Estate, Leagrave Road, Luton, Bedfordshire, LU3 1RJ

Key Features

- Year 1: £13,230 pa (£10.00 psf)
- Year 2: £14,553 pa (£11.00 psf)
- Year 3: £15,876 pa (£12.00 psf)
- Refurbished industrial / warehouse unit
- Ample on-site parking
- Roller shutter access
- Gated estate with CCTV
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 7A provides refurbished industrial / warehouse accommodation within the established Britannia Estate. Roller shutter access supports loading and unloading, while on-site parking serves occupiers and visitors. The unit sits within a gated estate environment with CCTV.

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	**1,323 sq ft (122.91 sq m)**

Lease Terms

Available to let. Lease terms are subject to agreement.

VAT

VAT may be applicable.

Planning

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

Rent & Viewings

Year 1: £13,230 per annum exclusive
Year 2: £14,553 per annum exclusive
Year 3: £15,876 per annum exclusive

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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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HOLDINGS