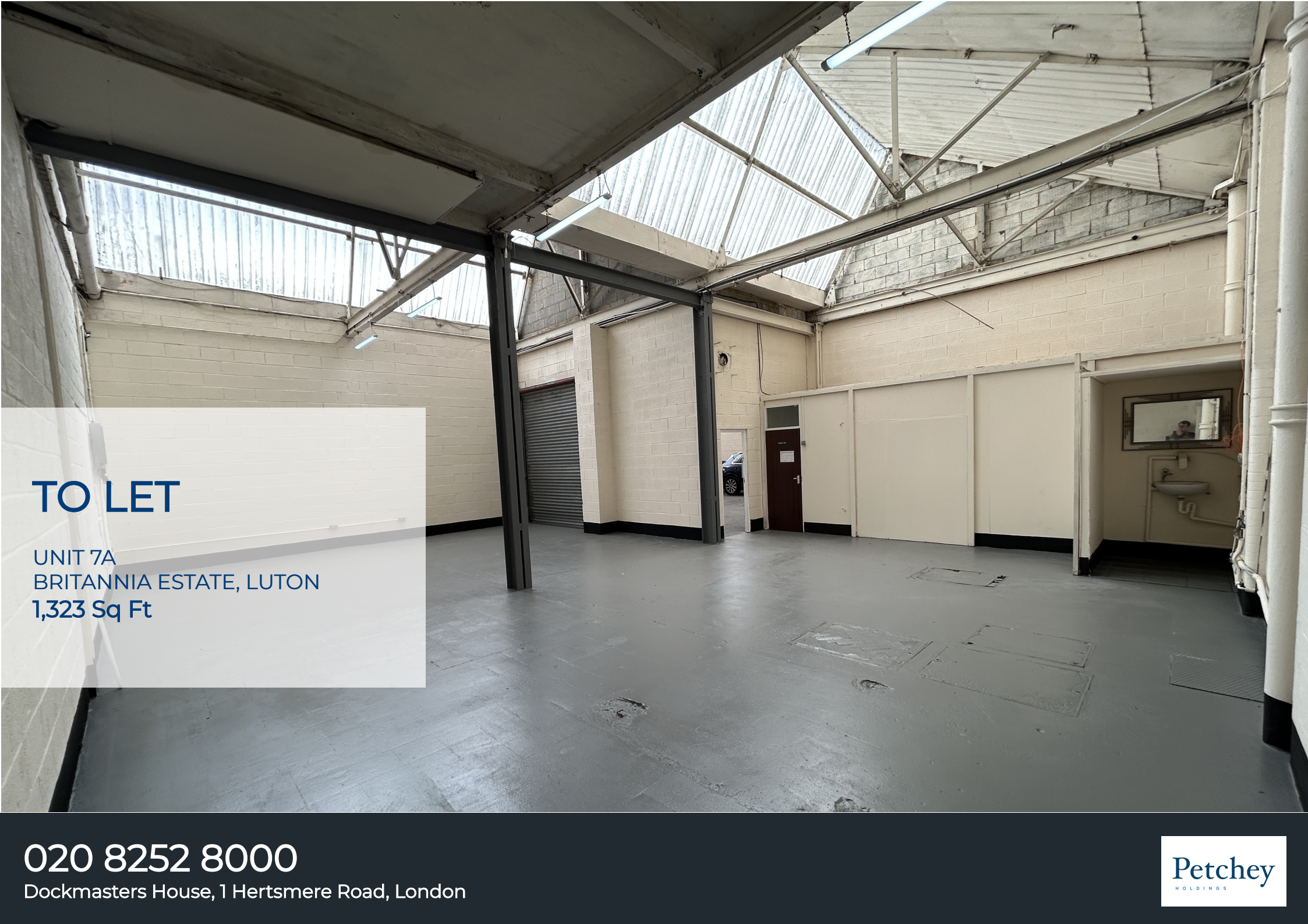




TO LET

UNIT 7A
BRITANNIA ESTATE, LUTON
1,323 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 7A, BRITANNIA ESTATE, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

Key Features

- Refurbished industrial / warehouse unit
- Roller shutter access
- Ample on-site parking
- Gated estate with CCTV
- Rent from £1,195 per month

Description

Unit 7A provides refurbished industrial / warehouse accommodation within the established Britannia Estate. Roller shutter access supports the movement of goods into and out of the unit, while on-site parking serves occupiers and visitors. The unit sits within a gated estate environment with CCTV. In-person viewings are encouraged to assess the accommodation for your business requirements.

Location

Britannia Estate is situated on Legrave Road in Luton, Bedfordshire, to the west of the town centre. Formerly the Skefco Ball Bearing Factory, the estate now accommodates a range of industrial, warehouse and business occupiers. The location provides access to the M1 via Junction 11, connecting with the wider motorway network. Luton town centre and rail services at Luton and Legrave are accessible from the estate.

Accommodation

Approximately 1,323 sq ft (122.91 sq m).

Terms

Available on a full repairing and insuring lease. Stepped rental incentives are advertised; the rent schedule and lease terms are available on application.

Legal Costs

Each party to bear their own legal fees.

VAT

VAT may be applicable.

Business Rates & Service Charge

Further details available on application.

Rent & Viewings

From £1,195 per month (£14,340 per annum at the starting rate). Contact us for the stepped rent schedule and to arrange a viewing.

Dom Prest
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