



TO LET

UNIT 19AII
BRITANNIA ESTATE, LUTON
1,732 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 19AII, BRITANNIA ESTATE, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

Key Features

- Stepped rent incentives available
- Approximately 1,732 sq ft
- Three phase power
- Office accommodation
- Car parking
- On-site CCTV and security

Description

Unit 19Aii provides approximately 1,732 sq ft of industrial / warehouse accommodation within Britannia Estate. The unit benefits from three phase power, office accommodation, car parking and on-site CCTV and security. The accommodation offers practical space for light industrial, storage, workshop or warehouse occupiers, subject to the necessary consents.

Location

Britannia Estate is an established commercial estate on Legrave Road in Luton, Bedfordshire, LU3 1RJ. The estate accommodates a mix of industrial, warehouse and business occupiers. Unit 19Aii forms part of this established business setting, providing accommodation with office space and on-site parking.

Accommodation

1,732 sq ft (160.90 sq m)

Terms

Available to let with stepped rent incentives. Please contact the agent for the full rent schedule and lease terms.

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

Starting from £17,320 per annum exclusive (approximately £1,443 pcm). Further stepped rent details on application.

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