

TO LET

Unit 9C, Britannia Estate

Leagrave Road, Luton, Bedfordshire, LU3 1RJ

4,337 sq ft (402.91 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

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

Key Features

- Year 1: £32,527.50 pa (£7.50 psf)
- Year 2: £35,780.25 pa (£8.25 psf)
- Year 3: £39,033 pa (£9.00 psf)
- Two allocated parking spaces
- Roller shutter loading access
- Secure gated estate with CCTV
- Convenient access to M1 Junction 11
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 9C comprises approximately 4,337 sq ft of industrial / warehouse accommodation within the established Britannia Estate on Leagrave Road, Luton. The unit provides predominantly open-plan warehouse / workshop accommodation with roller shutter loading access and benefits from two allocated parking spaces.

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	**4,337 sq ft (402.91 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: £32,527.50 per annum exclusive

Year 2: £35,780.25 per annum exclusive

Year 3: £39,033 per annum exclusive

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