



TO LET

4,337 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 9C, BRITANNIA ESTATE, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

KEY FEATURES

- Stepped Rent from £32,527 pa Exclusive
- 4,337 Sq Ft Industrial / Warehouse Unit
- 2 Allocated Parking Spaces
- Roller Shutter Loading Access
- Secure Gated Estate
- On-Site CCTV
- Convenient Access to M1 Junction 11
- Owned by Petchey - Direct from the Landlord

DESCRIPTION

Unit 9C comprises approximately 4,337 sq ft (402.91 sq m) of industrial / warehouse accommodation within the established Britannia Estate on Legrave Road, Luton.

The unit provides predominantly open-plan warehouse / workshop accommodation with roller shutter loading access and benefits from 2 allocated parking spaces.

Britannia Estate is a well-established multi-let industrial estate providing a range of industrial and warehouse accommodation within a secure commercial environment.

RENT

A stepped rent is available as follows:

Year 1: £32,527 per annum exclusive (£7.50 psf)

Year 2: £35,780 per annum exclusive (£8.25 psf)

Year 3: £39,033 per annum exclusive (£9.00 psf)

LOCATION

Britannia Estate is situated on Legrave Road, approximately 1.4 miles west of Luton town centre.

The estate benefits from good road connections, with M1 Junction 11 approximately 2 miles to the west, providing convenient access to the wider motorway network.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Unit 9C	4,337	402.91
TOTAL	4,337	402.91

LEGAL COSTS

Each party will bear their own legal costs.

VAT

VAT may be applicable.

PLANNING INFORMATION

Interested parties should make their own enquiries with the relevant local authority to satisfy themselves that their proposed use is acceptable.

Additional Information

RENT

Stepped rent from £32,527 per annum exclusive

VIEWING

By appointment through Petchey Holdings.

Dom Prest
dprest@petchey.co.uk

Peter Ritchie
pritchie@petchey.co.uk

