

TO LET

Unit 4A, Britannia Estate

Leagrave Road, Luton, Bedfordshire, LU3 1RJ

623 sq ft (57.88 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 4A, Britannia Estate, Leagrave Road, Luton, Bedfordshire, LU3 1RJ

Key Features

- Year 1: £10,000 pa (£16.05 psf)
- Year 2: £11,000 pa (£17.66 psf)
- Year 3: £12,000 pa (£19.26 psf)
- Flexible lease terms
- Two parking spaces
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 4A provides approximately 623 sq ft of light industrial / workshop accommodation on the established Britannia Estate in Luton. The unit benefits from two parking spaces and is available on flexible lease terms.

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	**623 sq ft (57.88 sq m)**

Lease Terms

Available on flexible lease terms.

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: £10,000 per annum exclusive
Year 2: £11,000 per annum exclusive
Year 3: £12,000 per annum exclusive

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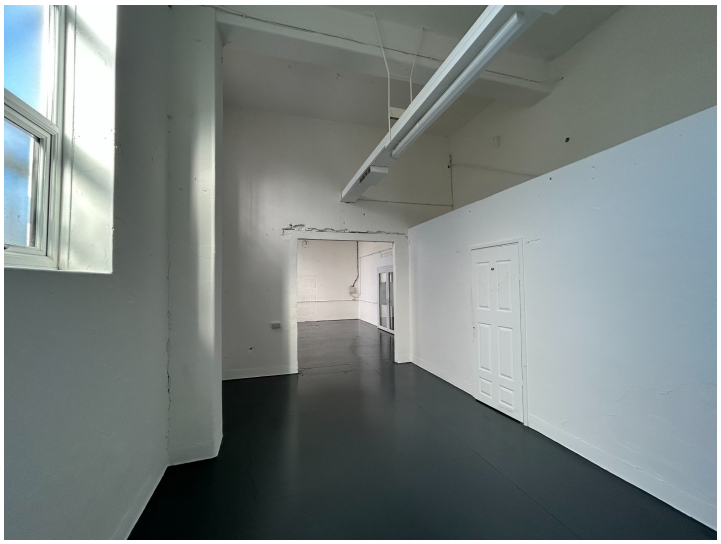



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Petchey