

TO LET

Unit 11A, Britannia Estate

Leagrave Road, Luton, Bedfordshire, LU3 1RJ

16,277 sq ft (1,512.13 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 11A, Britannia Estate, Leagrave Road, Luton, Bedfordshire, LU3 1RJ

Key Features

- Year 1: £67,820.83 pa (£4.17 psf)
- Year 2: £74,602.92 pa (£4.58 psf)
- Year 3: £81,385 pa (£5.00 psf)
- Substantial industrial / warehouse accommodation
- Predominantly open-plan layout
- Short-term occupation with rolling break options
- Established estate with access to M1 Junction 11
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 11A provides a substantial, predominantly open-plan industrial / warehouse unit within Britannia Estate. The accommodation offers space for businesses seeking interim, project-based or overflow premises. Potential uses include manufacturing, warehousing, storage and distribution, subject to the necessary consents and agreed 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	**16,277 sq ft (1,512.13 sq m)**

Lease Terms

Flexible short-term occupation with rolling break options, on a full repairing and insuring basis. Duration and break provisions are to be agreed.

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: £67,820.83 per annum exclusive

Year 2: £74,602.92 per annum exclusive

Year 3: £81,385 per annum exclusive

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Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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