



TO LET

UNIT 11A
BRITANNIA ESTATE, LUTON
16,277 Sq Ft

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 11A, BRITANNIA ESTATE, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

Key Features

- Substantial industrial / warehouse accommodation
- Predominantly open-plan layout
- Short-term occupation with rolling break options
- Rent from £5.00 per sq ft per annum
- Established estate with access to M1 Junction 11

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.

Location

Britannia Estate is situated on Legrave Road in Luton, Bedfordshire, to the west of the town centre. Formerly the Skefco Ball Bearing Factory, the estate now accommodates a range of industrial, warehouse and business occupiers. The location provides access to the M1 via Junction 11, connecting with the wider motorway network. Luton town centre and rail services at Luton and Legrave are accessible from the estate.

Accommodation

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

Terms

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

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

£81,385 per annum, equivalent to £5.00 per sq ft per annum. Contact us to discuss the short-term offer or arrange a viewing.

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