TO LET

Unit 11a Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Substantial Industrial/Warehouse Unit - Flexible Licence Agreement & Competitive Rent

Summary

Tenure	To Let
Available Size	16,277 sq ft / 1,512.18 sq m
Rent	£81,385 per annum
EPC Rating	Upon enquiry

Key Points

- Flexible Licence Agreement
- Available Straight Away
- Arterial Route Proximity
- Competitive Rent
- Established Industrial Estate
- On-Site Security

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Location

The Britannia Estate is located in the Bury Park suburb of Luton, off Leagrave Road. Luton town centre and the mainline train station are approximately 1.4 miles to the southeast, with London Luton Airpot slightly further afield. The estate offers exceptional connectivity via Luton's arterial routes including the A505, A6 and M1 (J11) which is approximately 2 miles to the west.

Description

The Britannia Estate is an established industrial estate comprising 60+ units across a total area of nearly 230,000 sqft. On site facilities include secure gated access, communal loading bay, CCTV recording, communal WC facilities and carparking. The estate is home to a mixture of local, regional and national businesses.

Unit 11a is one of the estate's largest units, comprising 16,277 sqft. The unit has undergone refurbishment and benefits from a motorised loading door, paint sealed floor, LED lighting, WC facilities, kitchenette, office space and forecourt parking.

Terms

The property is available by way of a flexible rolling licence agreement at a competitive rent - £81,385 pa exclusive (just £5.00/sqft)!

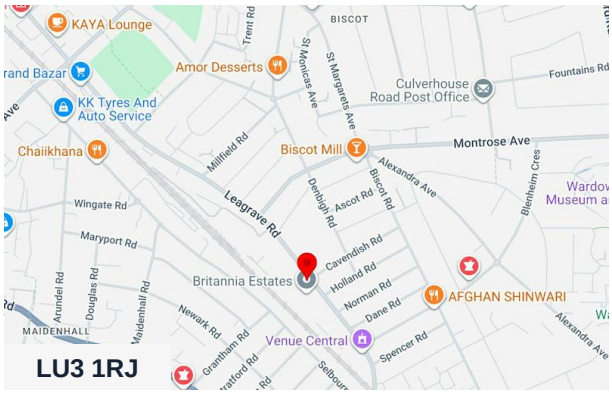
All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

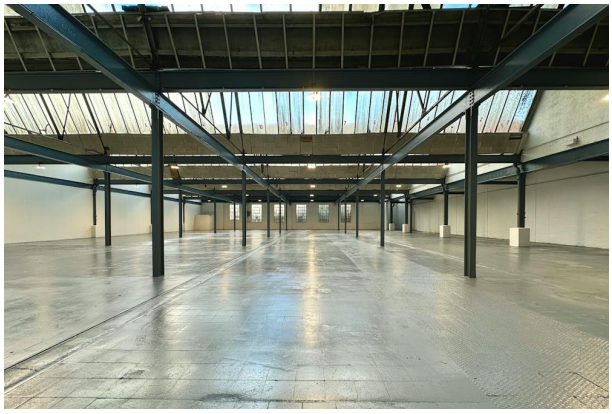
Rateable Value

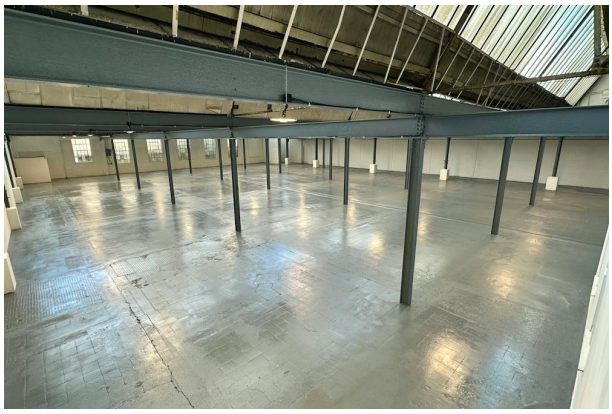
The rateable value as of April 2026 is £87,000 (please not this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.







Viewing & Further Information

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