S.R. Wood & Son

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	£67,820.83 per annum commencement rent
Rates Payable	£48,285 per annum
Rateable Value	£87,000
EPC Rating	Upon enquiry

Key Points

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

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

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.

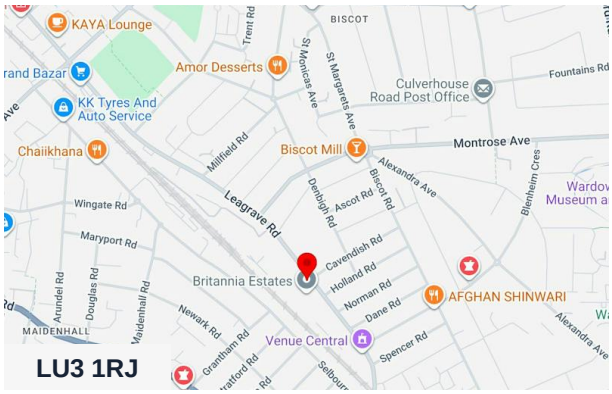
Unit 11a is one of the estate's largest units, comprising 16,277 sqft. The unit has undergone refurbishment and benefits from a motorised loading door, paint sealed floor, LED lighting, WC facilities, kitchenette, office space and forecourt parking.

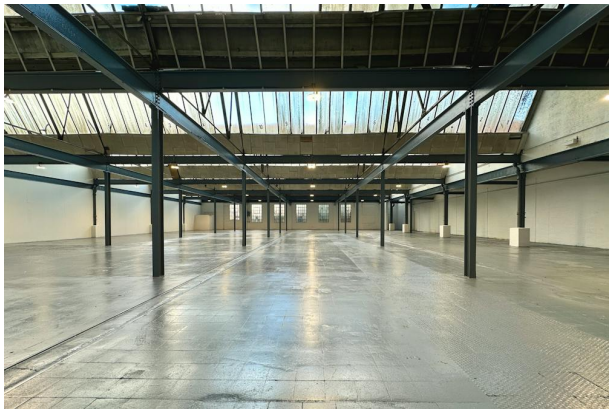
Terms
The property is available by way of a flexible rolling licence agreement at a competitive rent - £67,820.83 per annum exclusive for year 1. (just £5.00/sqft)! year 2- £74,602.92, year 3 - £81,385.00.

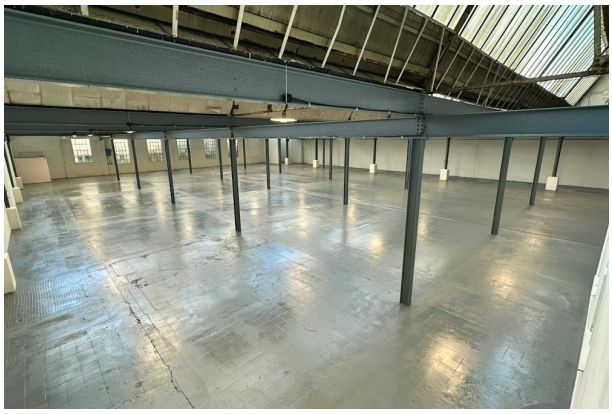
All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

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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