TO LET



Unit 7a Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Industrial/Warehouse Unit

Summary

Tenure	To Let
Available Size	1,323 sq ft / 122.91 sq m
Rent	£13,230 per annum (commencement rent)
EPC Rating	E (123)

Key Points

- Established Industrial Estate
- On-Site Security
- Arterial Route Proximity
- Available Straight Away

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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 Airport 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 7a is located within an internal courtyard containing several units. It comprises 1,323 sqft. The unit benefits from a loading door and paint sealed concrete floor, with plenty of natural daylight via the translucent roof panels. To the front is a single parking space/loading bay. Communal WC facilities are adjacent.

Terms

The premises are available upon a new Full Repairing & Insuring lease for a 3-year or 6-year term at a commencement rent of £13,230 for year 1. The rent for year 2, is £14,553. The rent for year 3, is £15,876.

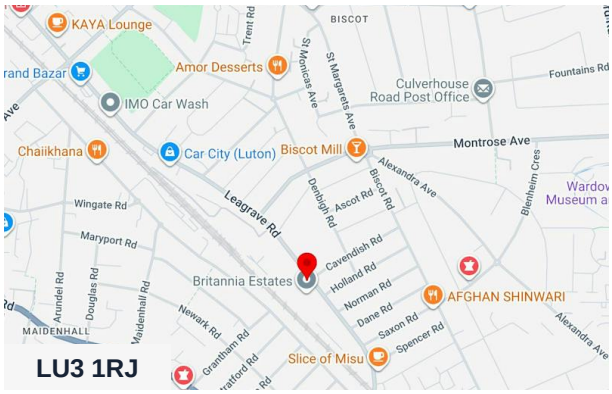
All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

Rateable Value

The rateable value as of April 2026 is £13,750 (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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