TO LET



Unit 19a(ii) Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Industrial/Warehouse Unit

Summary

Tenure	To Let
Available Size	1,732 sq ft / 160.91 sq m
Rent	£17,320 per annum (commencement rent)
Rateable Value	£18,500
EPC Rating	Upon enquiry

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 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 19a(ii) is located to the rear of Britannia Estate and occupies a mid-terraced position. It comprises 1,732 sqft. The unit benefits from a loading door and paint sealed concrete floor with plenty of natural daylight via large windows. A small office room has been partitioned with a carpet tiled floor and LED lights. On site parking can be made available. The unit does not have its own WC, but 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 £17,320 for year 1. Year 2 rent = £19,052 and Year 3 rent = £20,784.

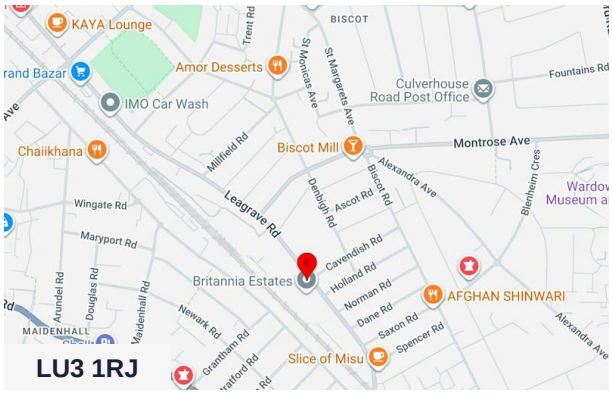
All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

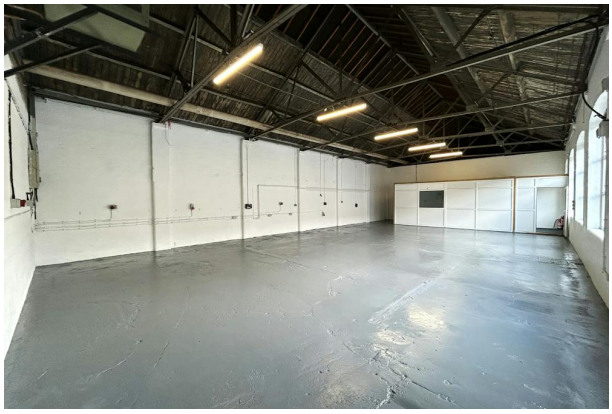
Rateable Value

The rateable value as of April 2026 is £18,500 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.







Viewing & Further Information



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