TO LET



Unit 9c Britannia Estate, Leagrave Road, Luton, LU3 1RJ

Industrial/Warehouse Unit

Summary

Tenure	To Let
Available Size	4,337 sq ft / 402.92 sq m
Rent	£32,527.50 per annum (commencement rent)
EPC Rating	Upon enquiry

Key Points

- Available Straight Away
- Arterial Route Proximity
- 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 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.

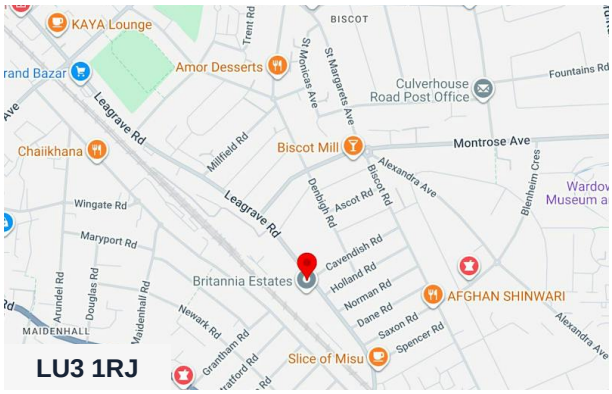
Unit 9c comprises 4,337 sqft. The unit benefits from a loading door and paint sealed concrete floor, with office space to the front and WC's to the rear. To the front is parking/loading.

Terms
The property is available upon a new full repairing and insuring lease for a 3 year or 6 year term, at a commencement rent of £32,527.50 per annum exclusive for year 1. The rent for year 2 is £35,780.25 per annum exclusive. The rent for year 3 is £39,033 per annum exclusive.

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 £29,000 (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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