TO LET



Unit 4A Britannia Estate, Britannia Estate, Luton, LU3 1RJ

Small industrial/storage space

Summary

Tenure	To Let
Available Size	623 sq ft / 57.88 sq m
Rent	£8,333.33 per annum Commencement rent
Business Rates	TBC
EPC Rating	D (89)

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 4a is located underneath the main bridge within the Britannia Estate. It comprises 623sqft. The unit has been refurbished to include a paint sealed solid floor, whitewashed walls, LED lighting, double doors and external security shutter. Communal WC facilities are adjacent.

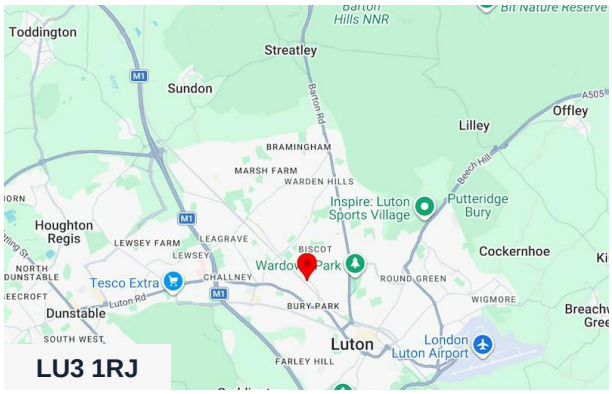
The property would suit a variety of uses, including light industrial, storage, retail, etc.

Terms
The premises are available upon a new full repairing and insuring lease for a 3 year or 6 year term at £8,333.33 per annum exclusive for year 1. The rent for year 2 is £9,166.67 per annum exclusive. The rent for year 3 is £10,000 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 is to be confirmed.

VAT
All costs are subject to VAT at the appropriate rate.







Viewing & Further Information



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