

# TO LET

**16,227 Sq Ft**

(1,507.49 Sq M)

- › Light industrial unit
- › Forecourt loading & parking
- › 3-phase power
- › Suitable for a variety of uses including car storage/repairs
- › Full height roller shutter loading door access

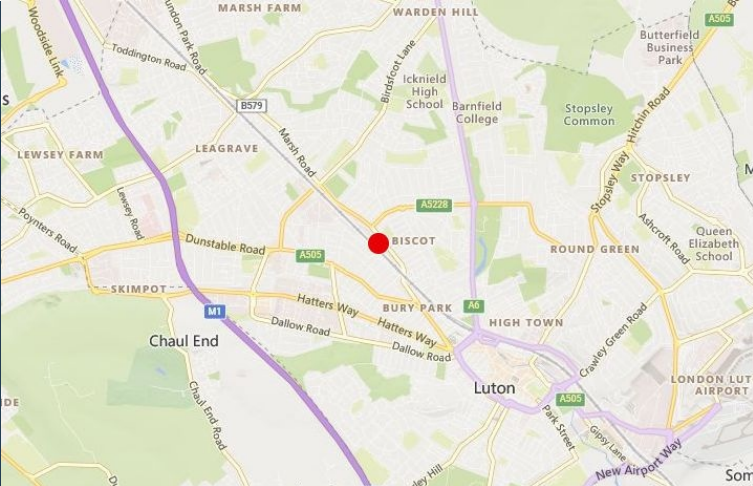


## Unit 11a Britannia Estate

Leagrave Road, Luton, LU3 1RJ

Contact: Chris Richards or Viv Spearing  
Tel: **01582 738866**  
**eddisons.com**





## Location

- Situated on Britannia Estates
- Junction 11 of the M1 within 2 miles
- Luton mainline train station within 5 miles
- London Luton Airport within 7 miles

/// what3words  
///open.rope.burst

Google Maps  
Click here



## Description

- The estate provides a multi-let industrial estate across a total of 10.04 acres and was formerly the Skefco Ball Bearing Factory developed between the 1920's and 1940's
- The estate comprises of 58 units providing industrial/warehousing and office accommodation ranging from 549 sq. ft to 17,000 sq. ft
- On site facilities include secure gate access, CCTV recording, communal WC facilities and car parking

## Terms

Available by way of a new FRI lease for a term to be agreed at a rental of £81,135 pa exclusive.

VAT is payable.

## Accommodation

|       |               |              |
|-------|---------------|--------------|
| Total | 1,507.49 SQ M | 16,227 SQ FT |
|-------|---------------|--------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D-77

**Business Rates:** The rateable value is £79,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** Available upon request

## Contact:

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