



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

Flexible First Floor Commercial Space

Summary

Tenure	To Let
Available Size	2,424 sq ft / 225.20 sq m
Rent	£14,645 per annum (commencement rent)
EPC Rating	Upon enquiry

Key Points

- First Floor Space
- Flexible Use (STPP)
- On-Site Security
- 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 east, 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 7 is located at first floor level, accessed from within the industrial estate. The property consists of a number of rooms and benefits from carpet tiles, radiator heating, CAT II lighting, suspended ceiling and WC facilities.

The property would suite a variety of uses (STPP) including: education, leisure, gymnasium, showroom, office, light industrial, R&D, etc.

Terms

The premises are available upon a new Full Repairing & Insuring lease for a 3-year term.

- Year 1 = £14,645.00 exclusive.
- Year 2 = £16,109.50 exclusive.
- Year 3 = £17,574.00 exclusive.

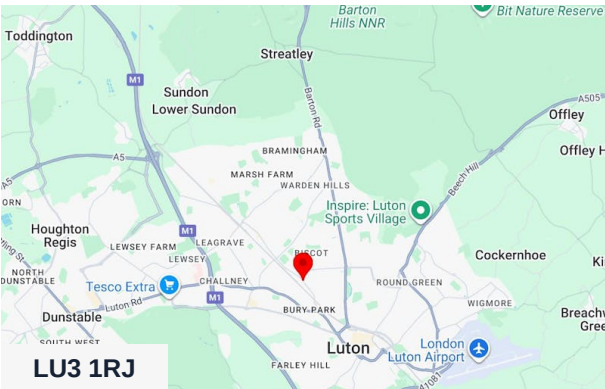
All units are subject to an estate service charge and building insurance contribution. Please enquire for further information on costings.

Rateable Value

The rateable value as of April 2026 is £5,500 (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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