



TO LET

TO LET: UNIT 5A BRITANNIA
ESTATE, LUTON
6,998 Sq Ft

- STEPPED RENT INCENTIVES
YEAR 1: £3,885 pm (£6.67 psf),
YEAR 2: £4,275 pm (£7.33 psf),
YEAR 3: £4,665 pm (£8 psf)
- ROLLER SHUTTER
- AMPLE CAR PARKING
- ONSITE CCTV
- ONSITE SECURITY

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 5A, BRITANNIA ESTATE, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

Stepped rent incentives are available, with rent from £46,620 per annum (£6.67 psf) in Year 1, rising to £51,300 per annum (£7.33 psf) in Year 2 and £55,980 per annum (£8.00 psf) in Year 3.

Unit 5A provides approximately 6,998 sq ft (650 sq m) of refurbished light industrial / warehouse accommodation on the established Britannia Estate in Luton.

The unit benefits from roller shutter loading access, ample on-site parking and access to estate security features including CCTV recording and secure gated access. The space is suitable for a range of light industrial, storage, workshop or warehouse uses, subject to the necessary consents.

Britannia Estate is a well-established multi-let industrial estate providing a range of refurbished industrial, warehouse and business units within a secure commercial environment.

Location

Britannia Estate occupies a prominent position on Leagrave Road, approximately 1.4 miles west of Luton town centre and station. The location benefits from excellent road communications with Junction 11 of the M1 approximately 2 miles to the west, providing convenient access to the wider motorway network. Luton Station is approximately 1.2 miles away and Leagrave Station approximately 1.3 miles away.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

	Sq Ft	Sq M
Unit 5A	6,998	650
TOTAL	6,998	650.11

VAT

VAT may be applicable.

Planning Information

Interested parties are advised to make their own enquiries with the local planning authority to confirm that their proposed use is acceptable.

Service Charge

Available upon request.

Additional Information

Rent

£3,885 Per Month

EPC

The property has an EPC rating of D (89)

Viewing

Strictly by appointment through Petchey asset managers or our joint letting agents.

Dom Prest
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