

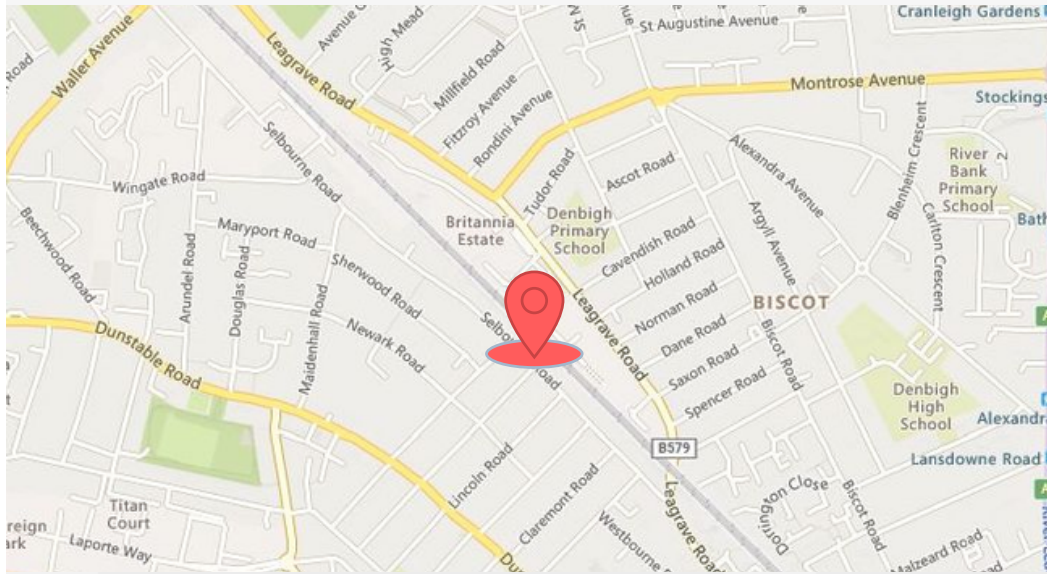
Unit 9 Borough Industrial Estate |  
117 Leagrave Road |  
Luton | LU3 1RJ

Industrial Unit To Let | 2,001 Sq.ft



### Key features

- Full height roller shutter loading door
- Established industrial/warehouse and office location
- Strip lighting
- WC facilities
- Parking



## Unit 9 Borough Industrial Estate | Luton | LU3 1RJ

### Description

Unit 9 comprises a terraced industrial unit providing warehousing with a mono pitched roof and a full-size roller shutter door, electric lighting and brick elevations. The property benefits from a small first floor office, WC facilities, two parking spaces and a loading apron.

### Accommodation

Ground floor | 2,001 Sq.ft | 185.89 Sq.m

This floor area is approximate and has been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the 2023 Rating List of £16,750. The rates payable will be a proportion of this figure.

### Location

Borough Industrial Estate fronts onto Leagrave Road approximately 1.4 miles from Luton Town Centre, which benefits from main-line railway station and The Mall Shopping Centre. London Luton Airport is within 3.8 miles and M1 J11 is approximately 2 miles to the west.

For rates payable from 1st April 2023, refer to the Local Rating Authority, Luton Borough Council – 01582 546000.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

### Tenure

The property is available on a new full repairing and insuring lease with terms to be agreed. The lease will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

### EPC

Details available upon request.

### Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Rent

£16,000 per annum exclusive.

### VAT

The property is not VAT registered.

### For viewings contact

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