

TO LET

2,750 Sq Ft

- Secure fenced and gated open storage yard
- Concrete-surfaced hardstanding
- Located on the established Britannia Estate
- Rare yard opportunity in Luton
- Suitable for open storage, vehicle parking, plant, equipment or operational yard use, subject to the necessary consents

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

YARD 4, LEAGRAVE ROAD, LUTON, BEDFORDSHIRE, LU3 1RJ

Yard 4 provides approximately **2,750 sq ft** of secure open storage yard space on the established **Britannia Estate** in Luton.

The yard benefits from a concrete-surfaced hardstanding, palisade fencing and gated access, making it suitable for occupiers requiring external storage, vehicle parking, plant, equipment or general operational yard space, subject to the necessary consents.

Open storage land is limited in Luton, making this a rare opportunity to secure external yard space within an established industrial estate location.

Location

Britannia Estate is an established industrial and commercial estate located off **Leagrave Road** in Luton, within the Bury Park area.

The estate is well positioned for access to **Luton town centre**, the surrounding industrial areas and local labour pool. Luton mainline railway station is approximately **1.4 miles** away, providing regular services towards London and the wider region.

Road communications are strong, with convenient access to the **A505** and **A6**, as well as **Junction 11 of the M1**, approximately **2 miles** to the west. London Luton Airport is also within easy reach, supporting occupiers requiring access to regional, national and international transport links.

The location is well suited to occupiers seeking secure external storage or operational yard space within an established Luton industrial estate.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **2,750 sq ft** of secure open storage yard accommodation.

VAT

VAT may be applicable.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

£17,000 Per Annum

Viewing

Strictly by appointment through Petchey Holdings.

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