

The Let Direct Newsletter

Property Update



Britannia Estates - The Perfect Business Location !



Britannia Estates is an established and popular industrial location situated on Leagrave Road and benefiting from easy and convenient access to all major infrastructure routes. The Estate is home to a mixture of national and local occupiers with a variety of trades and uses - warehouse, storage, distribution, manufacturing and trade counter to name but a few.

Newly available from **Let Direct** is a courtyard of just eight self contained industrial units, each completed to an excellent standard and ready for immediate occupation.

These units feature electric roller shutter doors, double glazed windows & doors, new gas fired heaters and new decorations throughout. They are situated in an attractive courtyard with ample parking and loading areas, and are available on new Leases for a term to be agreed. Incentives are available for swift completions.

Two of these units are already let with a further two under offer, so with availability already limited an early inspection is advised.

For further information on the remaining units, for directions to Britannia Estates, or to request a viewing please contact either **Derek Brace** or **Stephen Waters** at **Let Direct** on 01582 414142.



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SPRING SPECIAL OFFER

Incentives are available for all lettings agreed during May, dependent upon the specific unit taken and the overall terms agreed. Call Let Direct today for further details:

01582 414142

WAREHOUSE • INDUSTRIAL • STORAGE
PRODUCTION • MANUFACTURING

www.let-direct.co.uk

CRYSTAL HOUSE - Refurbished and Ready Now !

With an excellent location just off the Town centre, the business centre at Crystal House has always been a popular choice for local businesses.

The first floor has been fitted out to an extremely high standard, and each suite has been completed to a specification far greater than usual for this type of accommodation.

There are new decorations throughout, to include brand new ceilings, lighting, and carpets. In addition, all services to a suite (*electrics, intercom, heating, and trunking*) are also brand new.

Suites are presently available on both the first and second floors of this prestigious building and with rentals from just

£3,600 pax on a semi-inclusive basis these are superb value for money. There is even private parking in a secure monitored car park! They are let on simple Licence Agreements enabling almost instant access.

For further information, or to arrange a viewing, please contact **Stephen Waters** - 01582 414142



PLAZA 668 - Now Only One Suite Remaining

About Plaza 668:

- Refurbished office suites presented to an excellent standard
- New decorations, carpets and cat II lighting throughout
- New passenger lift to be fully DDA compliant
- Generous car parking provision within a secure gated site
- Superb links to all the local road, rail and airport services

High quality refurbished office accommodation with excellent car parking provision.

Plaza 668 is extremely well located on the A505 Hitchin Road to the North East of Luton town centre, and offers fast convenient access to the main transport links with the M1 Motorway, London Luton international Airport and Thameslink mainline railway station all close to hand.

The building has undergone a comprehensive refurbishment, and provides well specified office suites presented to an excellent standard.

The last suite is available by way of a new fully repairing and insuring lease for a term to be agreed subject to periodic rent reviews.

It is approximately 1,225 sq ft (113.79 sq m) and is situated on the third floor of the building. Please contact Derek Brace at Let Direct for further details and the quoting terms.

A service charge will be levied for the upkeep of the common parts of the building. All utilities including heating and electricity will be included within the service charge.

Derek Brace - 01582 414142



The landmark office building that is Plaza 668, with an insight to just one of the refurbished suites



JANSEL HOUSE BUSINESS CENTRE - SUITES AVAILABLE

- Prestigious office suites
- Flexible 12 month Licence Agreement
- Inclusive monthly rental
- Private secure car parking
- Immediate availability

The **Jansel House Business Centre** is extremely well located on the A505 Hitchin Road to the North East of Luton town centre, and offers convenient access to all main transport links. The M1 motorway, London Luton International Airport and the Thameslink mainline railway station are all close to hand.

The building has been subject to a comprehensive refurbishment, and provides well specified suites presented to an excellent standard.

The available suites are to be let a new inclusive Licence Agreement for a minimum term of just 12 months, and will include rent, service charge, heat, light, electricity, and business rates in a single monthly payment. The only additional costs are for telephony and any contents or other business insurance. Each suite is immediately available upon the completion of the Licence Agreement and the payment of a deposit and the first months rent.

Further details and viewings can be arranged through Let Direct, contact **Derek Brace** or **Stephen Waters** - 01582 414142



Suites from 250 sq ft to 1,055 sq ft

KINGSWAY INDUSTRIAL ESTATE READY FOR IMMEDIATE OCCUPATION !



The immaculate unit K at the Kingsway Industrial Estate

The **Kingsway Industrial Estate** is situated between Luton and Dunstable just off Hatters Way and provides occupiers with excellent access to the local transport infrastructure. It is not surprising that the estate has proved very popular with distribution, storage and trade counter companies, and today the estate is made up of a number of prominent local and national tenants.

Let Direct are now marketing the final refurbished unit on the estate, which can possibly be further arranged to suit individual occupiers' requirements.

Unit K is a self contained unit with a clear open plan layout, ideal for a storage or manufacturing company, and totals approximately 3,278 sq ft. The unit benefits from a new roller shutter door, separate toilets, kitchenette and allocated on-site parking.

Further details and viewings can be arranged through Let Direct, contact **Derek Brace** - 01582 414142

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About Let Direct

LET DIRECT act solely for Chamberlain Holdings plc in the marketing and letting of their vacant commercial and residential accommodation.

CHAMBERLAIN HOLDINGS PLC, founded in 1951, has been developing and managing commercial property for over forty years, and today its portfolio is comprised of more than 150 self-contained office suites, 140 self-contained industrial and warehousing units ranging from 500 sq.ft. to

100,000 sq.ft., plus a number of retail outlets, residential properties and land.

Security also features heavily in the management of properties. Chamberlains operate an in-house security division offering a 24/7 presence on selected sites.

For further details on availability or to arrange any viewings contact **Derek Brace** - 01582 414142

The Group strives to maintain flexibility in its approach to letting property. With the availability of its in-house maintenance division, tenants' specific requirements regarding internal layout and fitting out can often be accommodated prior to letting.



BRITANNIA ESTATES - THE RIGHT PLACE FOR

The Britannia Estates on Leagrave Road is an established and popular industrial estate location, well presented and managed yet offering excellent value for money.

Presently available is a large open plan unit with excellent eaves height and loading yard / car parking, absolutely ideal for storage, warehousing or distribution uses. It has two loading bays and separate pedestrian access, and can be available from 10,000 sq ft to 30,000 sq ft.

For further information, or to arrange a viewing, please contact either **Derek Brace** or **Stephen Waters** of Let Direct - 01582 414142



INDUSTRIAL ESTATES - RECENT TRANSACTIONS

