

**BRITANNIA ESTATE**  
**LEAGRAVE ROAD**  
**LUTON, BEDFORDSHIRE**  
**LU3 1RJ**

**AVAILABILITY SCHEDULE**

| <b>UNIT NUMBER</b> | <b>SIZE SQ FT</b>   | <b>SIZE SQ M</b> | <b>RATEABLE VALUE</b>    | <b>RENT P.A. EXCLUSIVE</b> | <b>NOTE</b>   |
|--------------------|---------------------|------------------|--------------------------|----------------------------|---|
| <b>5a</b>          | <b>6,998</b>        | <b>650.81</b>    | <b>£25,000</b>           | <b>£45,500</b>             | <b>Facing Legrave Road. Could be split. Has now been refurbished.</b> |
| <b>7c</b>          | <b>1,184</b>        | <b>110.11</b>    | <b>£5,500</b>            | <b>£10,175</b>             | <b><i>UNDER OFFER</i></b>   |
| <b>8d</b>          | <b>2,649</b>        | <b>246.36</b>    | <b>£11,000</b>           | <b>£21,200</b>             |   |
| <b>9f</b>          | <b>7,943</b>        | <b>738.70</b>    | <b>£19,000</b>           | <b>£38,000</b>             | <b>First floor part under offer. Potential office/gym etc.</b>        |
| <b>10c</b>         | <b>3,595</b>        | <b>334.34</b>    | <b>£14,750</b>           | <b>£27,875</b>             | <b>Vacant. – <i>UNDER OFFER</i><br/>Has now been refurbished.</b>     |
| <b>11a</b>         | <b>16,277</b>       | <b>1,512.17</b>  | <b>£41,250</b>           | <b>£73,500</b>             | <b>May split into smaller units. Short term let available.</b>        |
| <b>14a</b>         | <b>2,142</b>        | <b>199</b>       | <b>£9,100</b>            | <b>£7,500</b>              | <b>Vacant. 6 month rolling break. – <i>UNDER OFFER</i></b>            |
| <b>17a</b>         | <b>549</b>          | <b>51.06</b>     | <b>£2,750</b>            | <b>£5,500</b>              | <b>Vacant, refurbished. – <i>UNDER OFFER</i></b>                      |
| <b>19b</b>         | <b>885</b>          | <b>82.31</b>     | <b>£4,650</b>            | <b>£9,000</b>              | <b>Vacant, unrefurbished.</b>   |
| <b>22</b>          | <b>6,696</b>        | <b>622.73</b>    | <b>To be re-assessed</b> | <b>£43,525</b>             | <b>Has now been refurbished.</b>                                      |
|                    | <b>48,918 SQ FT</b> |                  |                          |                            |   |

07/05/2019

Ref: britannia schedule 11