

# TO LET

2,674 Sq Ft (248.41 Sq M)

- › Unit within a secure gated site
- › Roller shutter loading door
- › Allocated parking
- › Office accommodation
- › 6m Eaves height



## Unit 3 Bilton Court

Bilton Way, Luton, LU1 1LX



## LOCATION

- Bilton Court is situated off Bilton Way, Dallow Road
- The estate itself benefits from excellent transport links, with Junction 11 of the M1 approximately 1.5 miles from the site and Junction 21 of the M25 only 15 miles away.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.
- 5 miles from J11 of the M1 and provides easy access to Luton Town Centre
- Current occupiers include Pratt & Whitney, Edmundson Electrical, Screwfix and Motorbodies Luton

 what3words

///rescue.rally.probe

 Google Maps

Click here

## DESCRIPTION

- The property is a mid terrace industrial/warehouse unit
- The unit benefits from an electric roller shutter door
- Loading area and parking to the front of the unit.
- Office, WC and Kitchen facilities

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £43,000 per annum exclusive.

VAT is payable.

## ACCOMMODATION

<b>Total</b>	<b>248.41 SQ M</b>	<b>2,674 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: D (95)**

**Business Rates:** The rateable value is £29,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £1,021.93 per annum

## CONTACT:

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