

TO LET

10,599 Sq Ft

(984.65 Sq M)

- Refurbished
- Shared yard area and allocated car parking
- Level access loading
- 5.25m eaves height
- M1 (J11) within 1.5 miles



Unit 20 Bilton Way Industrial Estate

Bilton Way , Luton, LU1 1UU



LOCATION

- Located on Bilton Way just off the Dallow Road, the property is situated within a well established industrial area of Luton.
- 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.
- 5 miles from J11 of the M1 and provides easy access to Luton Town Centre.
- Nearby occupiers include Pratt & Whitney, Edmundson Electrical and Screwfix.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.

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 Google Maps

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DESCRIPTION

- Unit 20 is an end terrace industrial unit benefitting from two storey offices to the front elevation
- Externally there is a shared yard area to the rear and allocated car parking to the side.
- Three-phase power supply
- 5.25m eaves height

TERMS

Rent available on application.

Available by way of a new FRI lease for a term to be agreed.

VAT is payable



ACCOMMODATION

Total	984.65 SQ M	10,599 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-61

Business Rates: From enquiries we understand that for the current year the rateable value is £64,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £6,523.36 per annum

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