

# 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.

 what3words

///raft.moods.mental

 Google Maps

Click here



## 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
-------	-------------	--------------

\*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](http://www.voa.gov.uk)

**Estate Charge:** £6,523.36 per annum

## CONTACT:



**EAMON KENNEDY**

07887 835 815 [eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)



**COURTNEY CUMMINS**

07810 775 492 [courtney.cummins@kirkbydiamond.co.uk](mailto:courtney.cummins@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP