

# TO LET

10,066 Sq Ft

(935.13 Sq M)

- Refurbished
- Secure shared yard area
- Level access loading
- Allocated car parking
- M1 (J11) within 1.5 miles



## Unit 25-27 Bilton Way Industrial Estate

Bilton Way, Luton, LU1 1UU

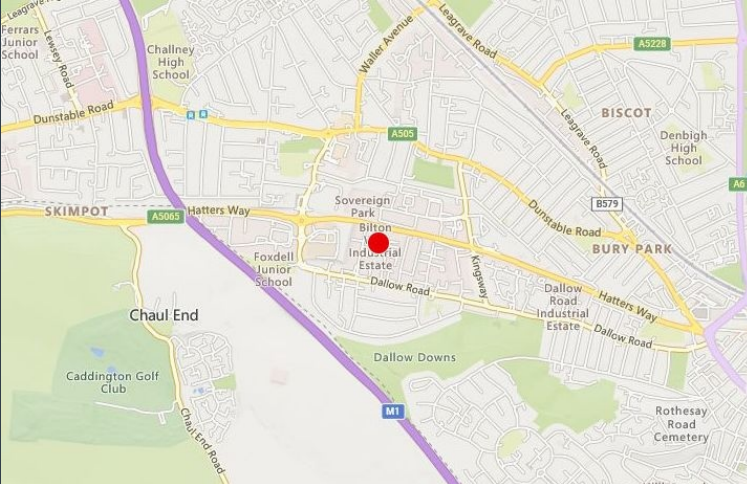
**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Located on Bilton Way just off the Dallow Road, the property is situated within a well established industrial area of Luton.
- The estate 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.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.
- Occupiers include Pratt & Whitney, Edmundson Electrical and Screwfix.

/// what3words

///barks.towers.purple

Google Maps

Click here



## DESCRIPTION

- Bilton Way Industrial Estate comprises of 47 industrial/warehouse units which total approximately 410,000 sq ft
- Bilton Way forms part of Luton's prime industrial area centred around Dallow Road
- The estate is 1.5 miles from J11 of the M1 and provides easy access to Luton Town Centre
- Industrial / warehouse unit with ancillary offices
- The unit has a shutter door with a loading height of 4.33m and a width of 3.92m. Eaves height of 4.5m.

## TERMS

Rent available on application.  
Available by way of a new FRI lease for a term to be agreed.  
VAT is payable

## ACCOMMODATION

Total	935.13 SQ M	10,066 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C- 67

**Business Rates:** From enquiries we understand that for the current year the rateable value is £62,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £1,786.07 per annum exclusive

## CONTACT:



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