



Units 2-6 & 8b

# BILTON WAY INDUSTRIAL ESTATE

Luton • LU1 1UU

## PROMINENT WAREHOUSE UNIT

26,590 SQ FT (2,470 SQ M)



# TO LET

- Due to undergo refurbishment
- Four level access loading doors
- Two dock level loading doors
- Secure yard area and ample car parking
- Prominent position with frontage on the Dallow Road
- M1 (J11) within 1.5 miles



## 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.

Transport via rail and air is equally impressive with Luton Railway Station, Luton Airport Parkway Station and London Luton Airport all within close proximity.

M1 (J11)	1.5 miles
M25 (J21)	15 miles
Luton Town Centre	1.5 miles
London Luton Airport	4.5 miles
Luton Railway Station	1.9 miles
Luton Airport Parkway Station	3.2 miles



## DESCRIPTION

Unit 2-6 and 8b provide a prominent warehouse with a large secure yard area and generous car parking. The property is situated on the established Bilton Way industrial estate and is due to undergo works providing 26,590 sq ft of refurbished space.

The unit comprises predominantly industrial / warehouse space and benefits from two storey office/ancillary accommodation, four level access loading doors, two dock level loading doors and three phase power supply.

## SPECIFICATION

- Prominent industrial / warehouse unit
- Secure yard area and ample onsite car parking
- Four level access loading doors
- Two dock level loading doors
- 2-6 has an eaves height of 4.32 m rising to 4.96m
- 8B has a minimum eaves height of 4.22m
- Three phase power supply
- Two storey office/ancillary accommodation

## ESTATE OCCUPIERS INCLUDE:



# BILTON WAY INDUSTRIAL ESTATE



LUTON-DUNSTABLE BUSWAY



The site outline is indicative



TO DUNSTABLE RD, LUTON CENTRE & M1 J11 →



# BILTON WAY

## INDUSTRIAL ESTATE

### TERMS

The site is available on a new full repairing and insuring lease for a term to be agreed.

### RATEABLE VALUE

Interested parties are advised to make their own enquiries directly with the local council.

### VAT

VAT is applicable at the prevailing rate.

### EPC

Unit 2-6 – D(78)

Unit 8b – C(66)

### LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

### VIEWING

For viewing and further information, please contact the sole agent:



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