



Unit 8 Bilton Court

# **BILTON WAY** **INDUSTRIAL ESTATE**

Luton • LU1 1UU

## **MODERN END TERRACE INDUSTRIAL UNIT**

**3,062 SQ FT (284 SQ M)**



**TO LET**

- Due to undergo refurbishment
- Electric level access loading door
- Secure shared yard area
- Allocated car parking
- Clear internal height 6m
- 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 8 is an end terrace industrial unit benefitting from a clear internal height of 6m, ground floor office/ ancillary accommodation, electric level access loading door and three phase power supply. Externally there is a secure shared yard area and allocated parking to the front.

The property is situated on the established Bilton Way industrial estate and is due to undergo refurbishment works providing 3,062 sq ft of refurbished space.

## SPECIFICATION

- Minimum clear internal height 6m
- Secure shared loading area
- Allocated car parking
- Electric level access loading door
- Three phase power supply
- Ground floor office/ancillary accommodation

## ESTATE OCCUPIERS INCLUDE:



# BILTON WAY INDUSTRIAL ESTATE



LUTON-DUNSTABLE BUSWAY





# 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

D-78

### 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 sale agent:



**01582 738 866**  
[www.kirkbydiamond.co.uk](http://www.kirkbydiamond.co.uk)

**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)