



Unit 66 Bilton Court

BILTON WAY **INDUSTRIAL ESTATE**

Luton • LU1 1LX

DETACHED INDUSTRIAL UNIT

6,916 SQ FT (642.5 SQ M)



TO LET

- Ground and first floor offices to the front of the unit
- WC and kitchenette facilities
- All mains services
- Eaves height of 4.25m
- 2 manual roller shutters (3.97m H x 3.65m W)
- Secure gated yard (approx. 5,600 sq ft)
- 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 66 is a mid-terrace industrial/warehouse unit benefiting from an electric roller shutter door, loading area, and allocated parking to the front. It also includes office space, WC, and kitchen facilities.

The unit is well-positioned within an established industrial estate, providing practical and versatile accommodation suitable for a range of occupiers.

SPECIFICATION

- Detached industrial/warehouse unit
- Ground and first floor offices to the front of the unit
- WC and kitchenette facilities
- All mains services
- Eaves height of 4.25m
- 2 manual roller shutters (3.97m H x 3.65m W)
- Secure yard (approx. 5,600 sq ft)
- Located within a secure gated estate

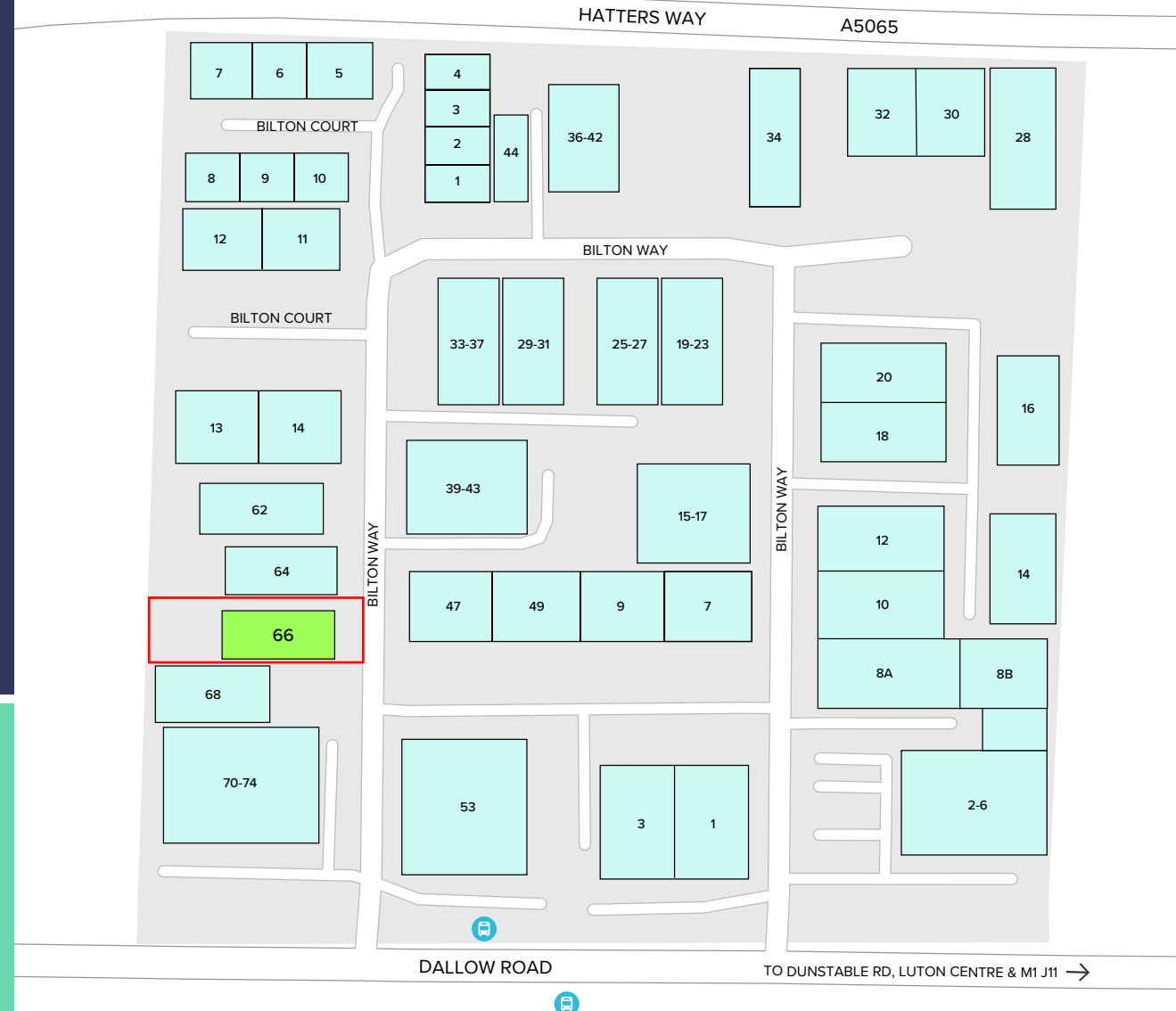
ESTATE OCCUPIERS INCLUDE:



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

The rateable value is £43,000. For the rates payable please contact us or www.voa.gov.uk

VAT

VAT is applicable at the prevailing rate.

EPC

D(80)

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:



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