

Newly  
Refurbished

UNIT 53



# BILTON WAY INDUSTRIAL ESTATE

LUTON • LU1 1UU

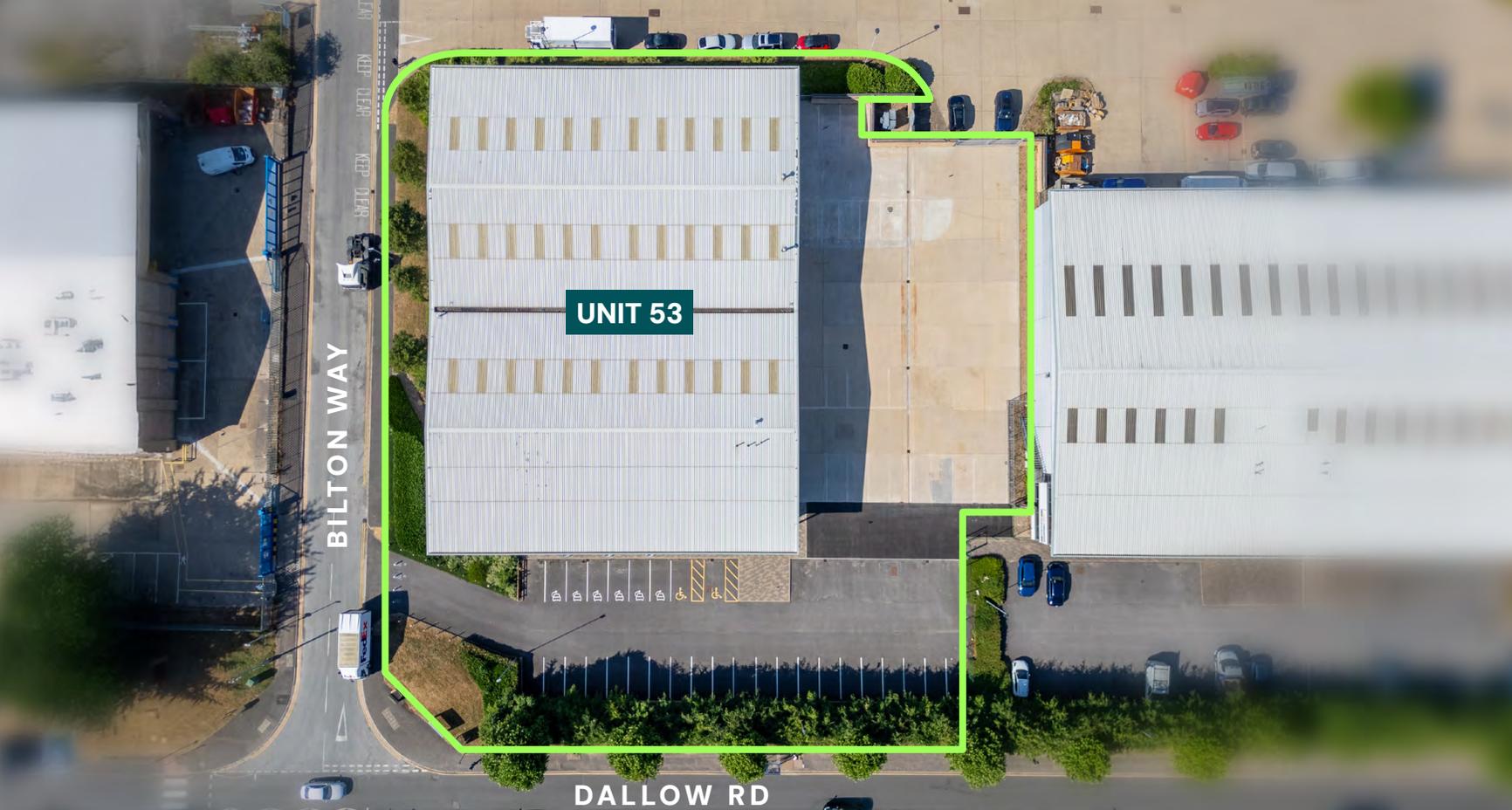
 what3words: ///pitch.seat.solar

Prominent Detached Warehouse Unit - **TO LET**

24,716 sq ft (2,296 sq m)



Refurbishment Complete



**Unit 53 is a modern detached warehouse unit, recently refurbished to a high standard. It features a secure rear yard and generous car parking to the front. Located on the well-established Bilton Way Industrial Estate, the property extends to 24,716 sq ft.**

The accommodation comprises mainly industrial/warehouse space, with first floor offices and ancillary areas. The unit benefits from two electric level access loading doors, a clear internal height of 6 metres, and a three-phase power supply.



Newly refurbished



Two electric level access loading doors



6m clear internal height



Generous car parking



Three phase power supply



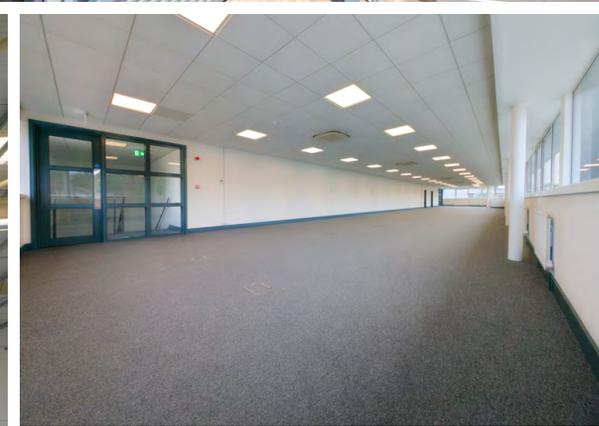
Secure yard area



First floor office/ancillary accommodation

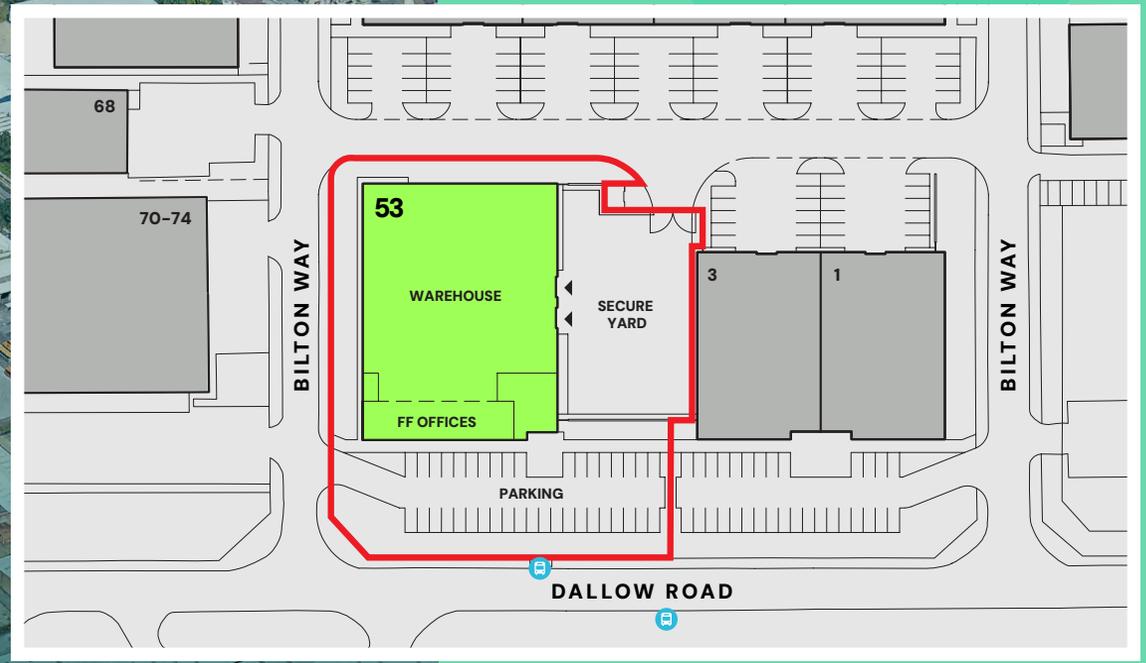
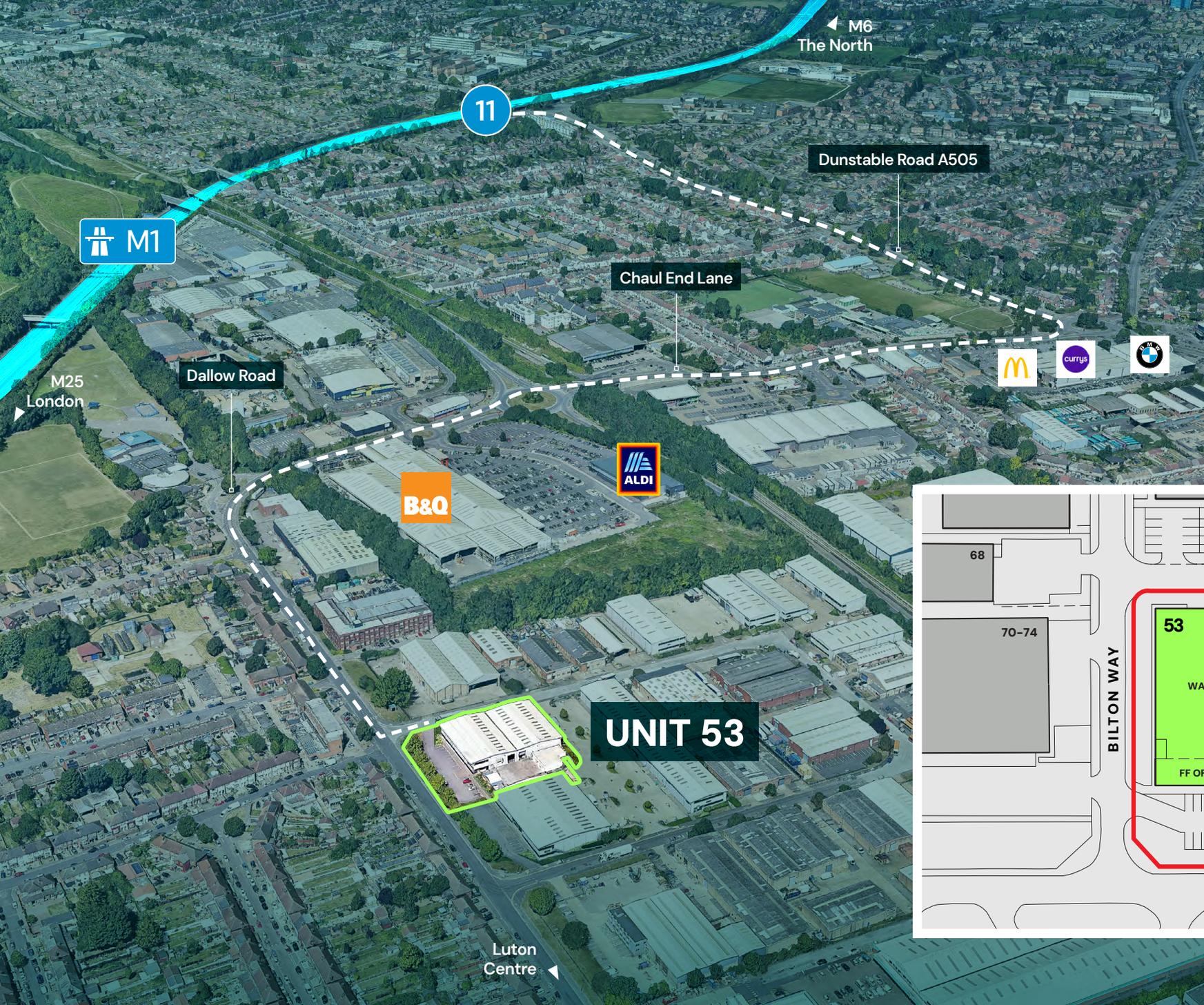


M1 (J11) approximately 1.5 miles



# BILTON WAY INDUSTRIAL ESTATE

ESTATE OCCUPIERS INCLUDE:





**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





Immediately Available

#### 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

B-50.

#### LEGAL COSTS

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

#### VIEWING

Strictly by appointment through the sole agent:



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

#### EAMON KENNEDY

M: 07887 835 815

E: [Eamon.kennedy@kirkbydiamond.co.uk](mailto:Eamon.kennedy@kirkbydiamond.co.uk)

#### PAUL QUY

M: 07917 268 653

E: [Paul.Quy@kirkbydiamond.co.uk](mailto:Paul.Quy@kirkbydiamond.co.uk)

#### COURTNEY CUMMINS

M: 07810 775 492

E: [Courtney.cummins@kirkbydiamond.co.uk](mailto:Courtney.cummins@kirkbydiamond.co.uk)