

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.



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Two electric
level access
loading doors



6m clear
internal
height



Generous
car parking



Three phase power supply



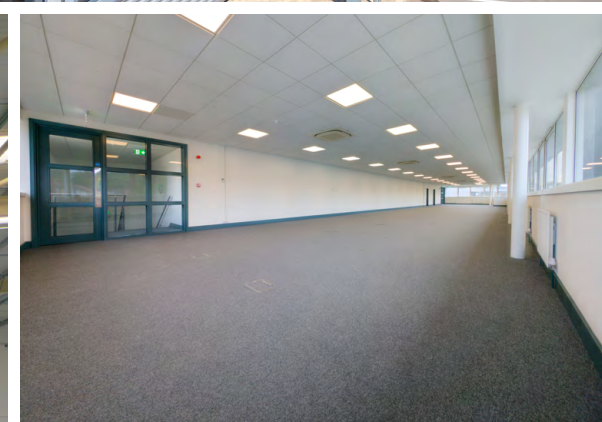
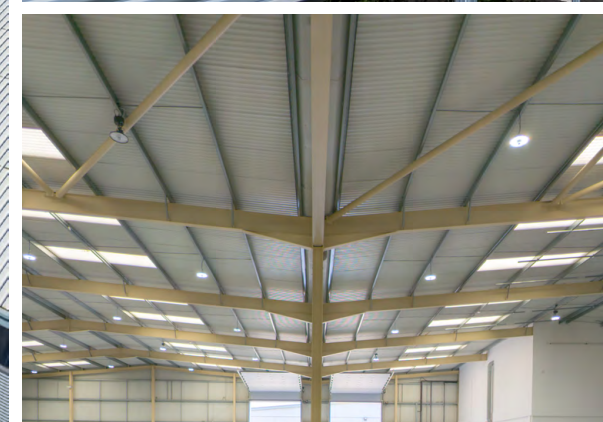
Secure
yard area



First floor
office/ancillary
accommodation



M1 (J11)
approximately
1.5 miles



BILTON WAY INDUSTRIAL ESTATE

ESTATE OCCUPIERS INCLUDE:

SCREWFIX

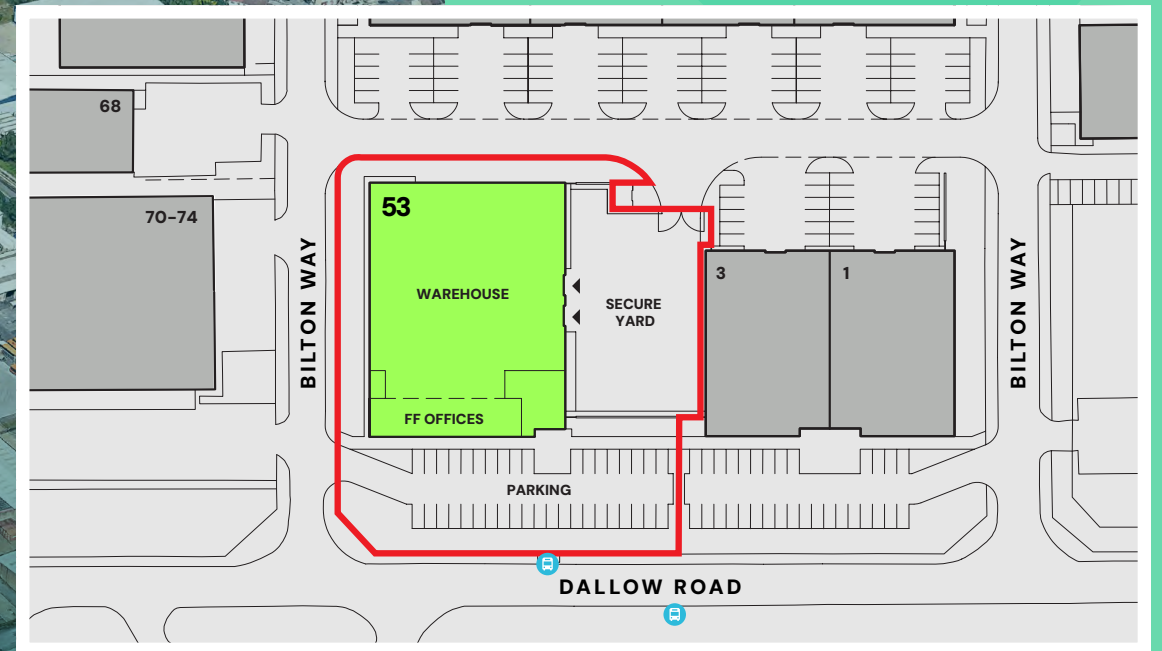
Williams
Trade Only Plumbing & Heating Supplies

EDMUNDSON
ELECTRICAL

GEMINI
ACCIDENT REPAIR CENTRES

Target
Healthcare

ADROIT
AEROSPACE ENGINEERING





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:



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