

TO LET

3,393 Sq Ft (315.21 Sq M)

- › End of terrace unit
- › Ground floor office space
- › Electric up and over loading door
- › 6 parking spaces.
- › Estate CCTV

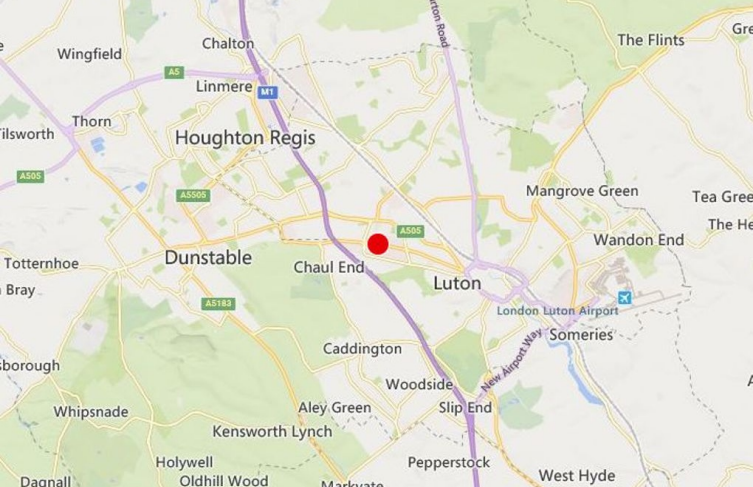


Unit 7 Bilton Court

Luton, LU1 1LX

Contact: Eamon Kennedy or Chris Richards
Tel: 01582 738866
eddisons.com





Location

- Bilton Court is situated off Bilton Way, Dallow Road
- 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.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.
- 5 miles from J11 of the M1 and provides easy access to Luton Town Centre
- Current occupiers include Pratt & Whitney, Edmundson Electrical, Screwfix and Motorbodies Luton

/// what3words

///paint.split.limp

 Google Maps

Click here



Description

- The property is an end of terrace modern industrial unit with office accommodation and allocated parking
- Electric Roller Shutter
- Parking and Loading area to front
- 6m Eaves
- Office, WC and Kitchenette Facilities

Terms

Available by way of a new FRI lease for a term to be agreed. VAT is payable

Accommodation

Total	315.21 SQ M	3,393 SQ FT
--------------	--------------------	--------------------

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C (61)

Business Rates: The rateable value is £37,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate. This is currently £1,438.88 per annum.

Contact:

EAMON KENNEDY

[07887 835 815 eamon.kennedy@eddisons.com](mailto:eamon.kennedy@eddisons.com)

CHRIS RICHARDS

[07983 775684 chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)