

# TO LET

3,393 Sq Ft (315.21 Sq M)

- › End of terrace unit
- › Ground floor office space
- › Electric up and over loading loading door
- › 6m Eaves
- › 6 parking spaces



## Unit 7 Bilton Court

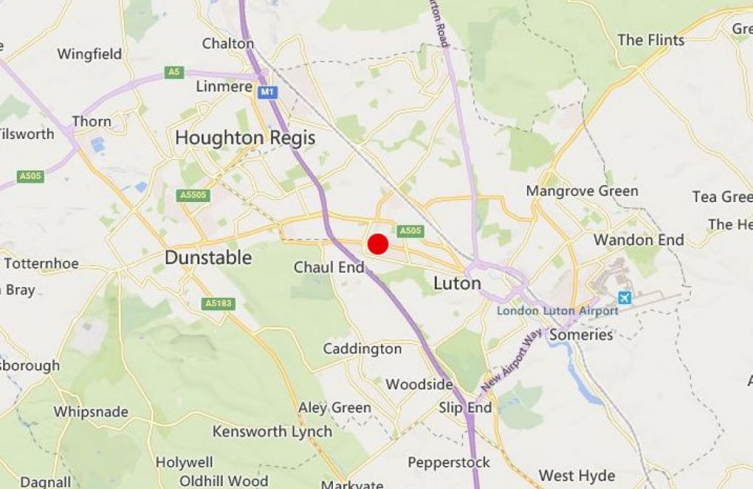
Luton, LU1 1LX

Contact: Eamon Kennedy or Chris Richards

Tel: 01582 738866

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## 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

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 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

<b>Total</b>	<b>315.21 SQ M</b>	<b>3,393 SQ FT</b>
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\*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](http://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:

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