

TO LET

10,599 Sq Ft

(984.65 Sq M)

- › Refurbished
- › Shared yard area and allocated car parking
- › Level access loading
- › 5.25m eaves height
- › M1 (J11) within 1.5 miles



Unit 20 Bilton Way Industrial Estate

Bilton Way , Luton, LU1 1UU

Contact: Eamon Kennedy or Chris Richards

Tel: 01582 738866

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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.
- 5 miles from J11 of the M1 and provides easy access to Luton Town Centre.
- Nearby occupiers include Pratt & Whitney, Edmundson Electrical and Screwfix.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.

 what3words

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 Google Maps

[Click here](#)

Description

- Unit 20 is an end terrace industrial unit benefitting from two storey offices to the front elevation
- Externally there is a shared yard area to the rear and allocated car parking to the side.
- Three-phase power supply
- 5.25m eaves height

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £116,589 per annum exclusive.

VAT is payable.

Accommodation

Total **984.65 SQ M** **10,599 SQ FT**

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

EPC: C-61

Business Rates: From enquiries we understand that for the current year the rateable value is £82,000. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £5,790.83 per annum

Contact:

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