

TO LET

10,066 Sq Ft

(935.13 Sq M)

- › Refurbished
- › Secure shared yard area
- › Level access loading
- › Allocated car parking
- › M1 (J11) within 1.5 miles



Unit 25-27 Bilton Way Industrial Estate

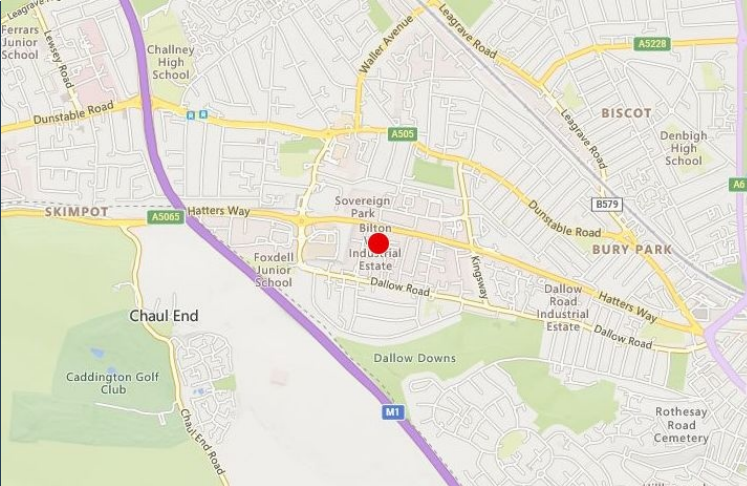
Bilton Way, Luton, LU1 1UU

Contact: Eamon Kennedy or Chris Richards

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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 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.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.
- Occupiers include Pratt & Whitney, Edmundson Electrical and Screwfix.

/// what3words

///barks.towers.purple

 Google Maps

Click here

Description

- Bilton Way Industrial Estate comprises of 47 industrial/warehouse units which total approximately 410,000 sq ft
- Bilton Way forms part of Luton's prime industrial area centred around Dallow Road
- The estate is 1.5 miles from J11 of the M1 and provides easy access to Luton Town Centre
- Industrial / warehouse unit with ancillary offices
- The unit has a shutter door with a loading height of 4.33m and a width of 3.92m. Eaves height of 4.5m.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £110,726 per annum exclusive.

VAT is payable.

Accommodation

Total	935.13 SQ M	10,066 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C- 67

Business Rates: From enquiries we understand that for the current year the rateable value is £80,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £2,057.30 per annum exclusive

Contact:

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