TO LET

5,652 Sq Ft

(525.07 Sq M)



- Trade Counter/industrial Unit
- Full height roller shutter loading door
- 6m clear internal height
- Allocated car parking
- Neighbouring occupiers include: ITS, Edmundson Electrical, Screwfix, Williams Trade Supplies, and MKM Building Supplies

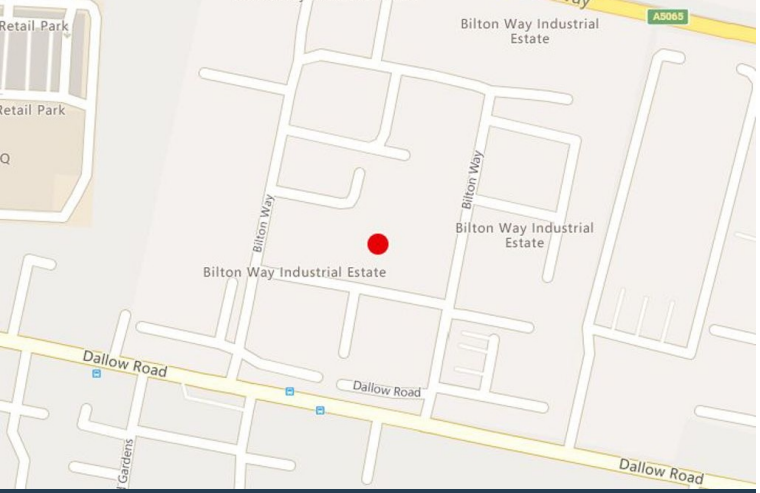
Unit 9

Bilton Way , Luton, LU1 1LX

Contact: Eamon Kennedy or Chris Richards

eddisons.com

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Location

- Located just off Bilton Way at the head of the estate.
- 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

what3words
///museum.league.expert

Google Maps
Click here

Description

- Comprising of a mid-terrace trade counter/industrial unit with a yard and parking to the front elevation.
- The unit benefits from:

All mains services
Ground floor office
2 x WC's
Full Height Roller Shutter Door
6 meter minimum eaves
Kitchenette

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £92,000 per annum exclusive.

VAT is payable.

Accommodation (Gross External Area*)

Total	**525.07 SQ M**	**5,652 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 £33,500. 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 £2,858.29 per annum.

VAT is payable.

Contact:

EAMON KENNEDY
07887 835 815 eamon.kennedy@eddisons.com

CHRIS RICHARDS
07983 775684 chris.richards@eddisons.com

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