TO LET

6,589 Sq Ft (612.12 Sq M)

- Detached industrial unit
- Secure gated yard
- All mains services
- 6m minimum eaves height
- Established industrial estate

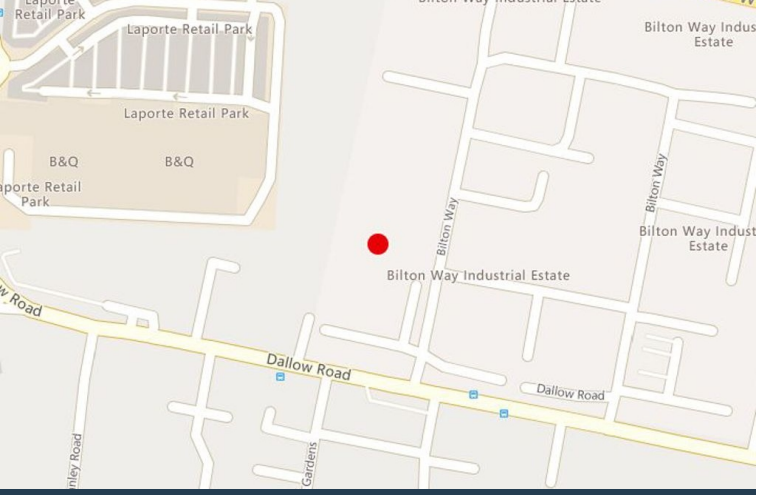


Unit 68

Bilton Way, Luton, LU1 1UU

Contact: Eamon Kennedy or Chris Richards
eddisons.com

BTG Eddisons



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.
- Current occupiers include ITS, Edmundson Electrical, Screwfix, and Motorbodies Luton.

what3words
///money.dimes.steer

Google Maps
Click here

Description

- Comprising of a detached industrial unit with a secure gated yard and parking to the front elevation.
- The unit benefits from:

Secure gated yard
All mains services
Ground floor office
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 £87,500 per annum exclusive.

VAT is payable.

Accommodation (Gross Internal Area*)

Total	**612.12 SQ M**	**6,589 SQ FT**

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

EPC: D (79)

Business Rates: The rateable value is £62,500. 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 £1,365.43 per annum.

VAT is payable.

Contact:

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