KirkbyDiamond
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TO LET - INDUSTRIAL

Unit 4, Bilton Court, Bilton Way, Luton LU1 1LX

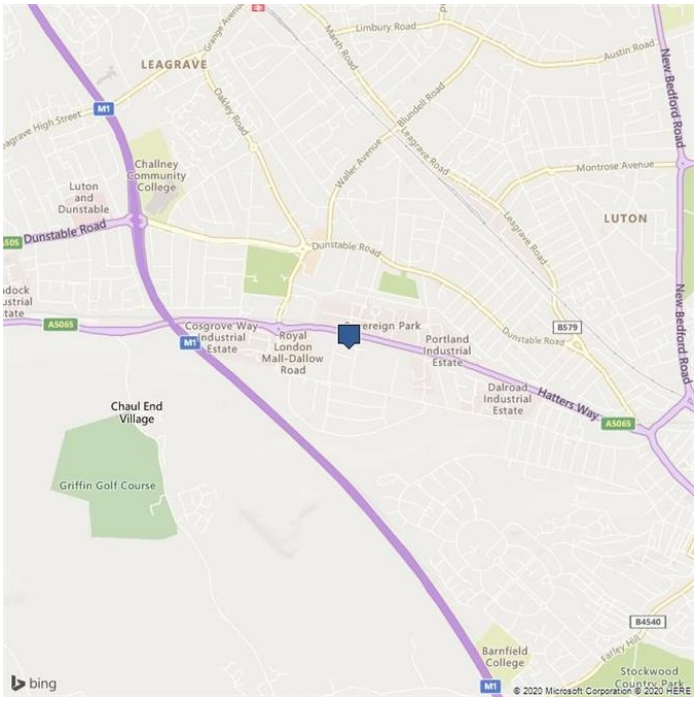
4,433 SqFt (411.83 SqM)

£43,250 per annum

- **Eaves height of approximately 6 metres**
- **Office accommodation**
- **WC & kitchen facilities**

Location

Bilton Court is situated off Bilton Way, Dallow Road.
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.
Current occupiers include Pratt & Whitney, Edmundson Electrical, Screwfix and Motorbodies Luton.



Description

A modern end of terrace warehouse/industrial unit with offices to the first floor.

Accommodation

Unit 4 Bilton Court is a modern end of terrace warehouse/industrial unit with offices to the first floor.

There are 8 Allocated car parking spaces.

The property is within a secure gated development.

The unit benefits from B1, B2 and B8 use.

Suspended ceiling
Eaves height of approximately 6 metres
Three phase power
Electric loading door
Estate CCTV and monitoring
Passenger lift
Office accommodation
WC Facilities
Kitchen facilities

Floor Area (GEA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
Ground floor warehouse	2,935	272.66
First floor mezzanine	1,498	139.16
Total Area	**4,433**	**411.83**

Areas quoted are approximate and should not be held as 100% accurate.

VAT

VAT: Applicable

EPC

EPC Band C (53)

Business Rates

Rateable value: £27,184
The current multiplier for 2020/21 49.9p payable
Interested parties are advised to contact the relevant local authority

Further Information

Viewing strictly by appointment:

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