

TO LET - INDUSTRIAL



70-74 Bilton Way, Luton, LU1 1UU

19,573 SqFt (1,818.33 SqM)

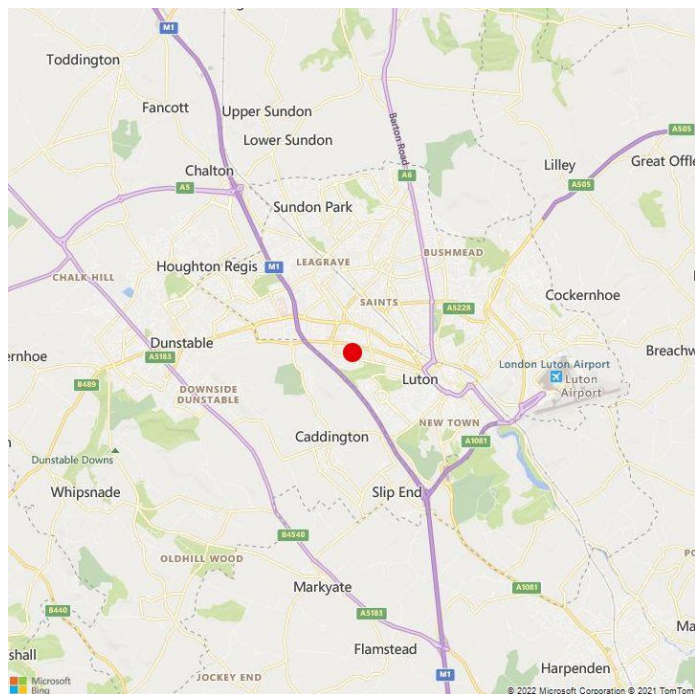
Price on Application

- Detached industrial/ warehouse unit
- Secure gated site
- Yard and parking
- Office accommodation

Location

Bilton Way Industrial Estate comprises of 49 industrial/warehouse units which total 420,000 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.



Terms

To Let: Price on Application

VAT: Applicable

Estate Charge: £799.43 per quarter

Business Rates

Rateable value: TBC

The current multiplier for 2021/2022 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

C (73)

Accommodation

The unit comprises a detached industrial unit on a self contained site within an established industrial area.

The property predominantly consists of open plan warehouse space with office accommodation and a small storage mezzanine.

The site is prominently located on Dallow Road and is secure and gated with yard area/parking. There is a covered loading area to the front with roller shutter door and a small office.

There is an additional roller shutter loading door to the side of the unit as well as personnel doors into the warehouse and office space to the rear of the unit.

The warehouse is open plan with a minimum eaves height of 6.17 metres.

GEA – Gross External Area

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

Accommodation	Sq Ft	Sq M
Total	19,573	1,818

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

Viewings

For viewings and further information please contact:

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