

TO LET



Unit 11
Bilton Court, Bilton Way
Luton,
LU1 1LX

- Modern industrial unit with offices
- Secure gated development of four units
- Eaves height approx 6 metres
- DDA compliant lift and WC facilities

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 centered 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: TBC

Service Charge: £1,699.35 per annum

(01/01/2023 - 31/12/2023)

VAT: Applicable

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

EPC

EPC: C - 72

Accommodation

GIA – Gross Internal Area

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

| Accommodation | Sq Ft | Sq M |
|---------------|--------------|---------------|
| TOTAL | 7,400 | 687.46 |

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

Specification

- Secure gated development of four units
- 18 Allocated parking spaces
- Office space with carpet & suspended ceilings
- DDA compliant lift, WC facilities
- Electric up and over loading door (4m W x 5m H)
- First floor office accommodation
- All mains services available

Business Rates

Rateable value: £62,000

The current multiplier for 2022/2023 49.9p payable

Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact;

Eamon Kennedy

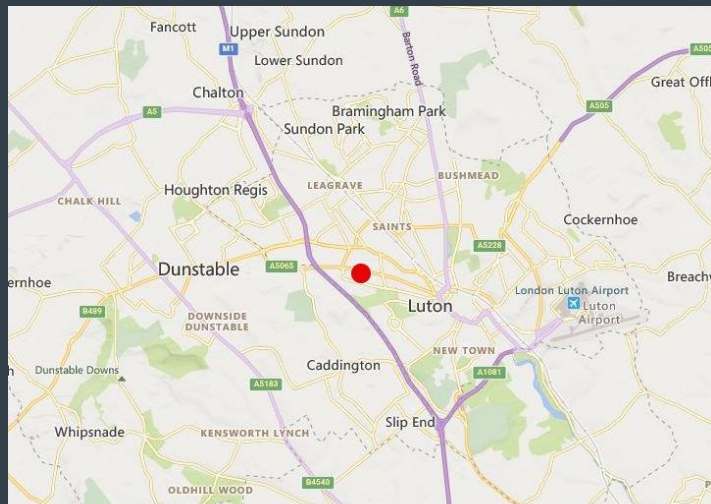
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