



Unit 7

BILTON WAY INDUSTRIAL ESTATE

Luton • LU1 1UU

MODERN END TERRACE
INDUSTRIAL UNIT

8,505 SQ FT (790 SQ M)



TO LET

- Available from June 2024
- Electric level access loading door
- Secure shared yard area
- Allocated car parking
- Eaves height 6m
- M1 (J11) within 1.5 miles



LOCATION

Located on Bilton Way just off the Dallow Road, the property is situated within a well established industrial area of Luton. 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.

Transport via rail and air is equally impressive with Luton Railway Station, Luton Airport Parkway Station and London Luton Airport all within close proximity.

M1 (J11)	1.5 miles
M25 (J21)	15 miles
Luton Town Centre	1.5 miles
London Luton Airport	4.5 miles
Luton Railway Station	1.9 miles
Luton Airport Parkway Station	3.2 miles



DESCRIPTION

Unit 7 is a modern end terrace industrial unit with a secure shared loading area and generous car parking to the front. The property is situated on the established Bilton Way industrial estate and is due to undergo works providing 8,505 sq ft of refurbished space.

The unit comprises predominantly industrial / warehouse space and benefits from two storey office/ancillary accommodation, an electric level access loading door, eaves height of 6m and three phase power supply.

SPECIFICATION

- Minimum eaves height of 6m
- Secure shared loading area to the front
- Allocated car parking
- Electric level access loading door
- Three phase power supply
- LED lighting
- Two storey office / ancillary accommodation

ESTATE OCCUPIERS INCLUDE:



BILTON WAY INDUSTRIAL ESTATE



LUTON-DUNSTABLE BUSWAY





BILTON WAY

INDUSTRIAL ESTATE

TERMS

The site is available on a new full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE

Interested parties are advised to make their own enquiries directly with the local council.

VAT

VAT is applicable at the prevailing rate.

EPC

C-63

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a new letting.

VIEWING

For viewing and further information, please contact the joint sale agents:

**Lambert
Smith
Hampton**

01582 450 444

Emma Kibble
07395 885 801
Ekibble@lsh.co.uk

Louis Day
07708 479 451
Lday@lsh.co.uk

**Kirkby
Diamond**

01582 738 866
www.kirkbydiamond.co.uk

Eamon Kennedy
07887 835 815
Eamon.kennedy@kirkbydiamond.co.uk

Courtney Cummins
07810 775 492
Courtney.cummins@kirkbydiamond.co.uk