



Unit 25-27

BILTON WAY INDUSTRIAL ESTATE

Luton • LU1 1UU

DETACHED INDUSTRIAL UNIT

10,066 SQ FT (935 SQ M)



- Undergoing refurbishment works
- Available May 2024
- Level access loading
- Secure shared yard area
- Allocated car parking
- M1 (J11) within 1.5 miles

TO LET



- - - LUTON-DUNSTABLE GUIDED BUSWAY
- - - MAINLINE RAIL
- GUIDED BUSWAY STOP
- AIRPORT



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 25-27 is a detached industrial unit benefitting from an eaves height of 5.1m, two storey office/ancillary accommodation to the front and level access loading to the rear. Externally there is a secure shared parking and yard area.

The property is situated on the established Bilton Way industrial estate and is due to undergo refurbishment works providing 10,066 sq ft of refurbished space.

SPECIFICATION

- Minimum eaves height of 5.1m
- Secure shared loading area to the rear
- Allocated car parking
- Level access loading
- Three phase power supply
- 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-67

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:

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