

## TO LET – LIGHT INDUSTRIAL UNIT



**Unit 3, Bilton Court, Bilton Way, Luton, LU1 1LX**

**2,674 Sq. Ft (248.41 Sq. M)**

**£43,000 per annum exclusive**

- Unit within a secure gated site
- Roller shutter loading door
- Allocated parking
- Office accommodation

**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.

**Terms:**

**To Let:** £43,000 per annum exclusive

**VAT:** Applicable

**Estate Charge:** £1,558.21 per annum

**Business Rates:**

Rateable value: £29,000

The current multiplier for 2024/2025 0.49p payable

Interested parties are advised to contact the relevant local authority

**EPC:**

D (95)

**Accommodation:**

Situated within Bilton Court, a secure gated development. Unit 3 comprises a mid-terraced modern industrial/ warehouse unit with ancillary ground floor office accommodation. The unit benefits from roller shutter loading door to the front and allocated parking.

**GEA – Gross External Area:**

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

Accommodation	Sq. Ft	Sq. M
<b>Total</b>	<b>2,674</b>	<b>248.41</b>

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

**Viewings:**

For viewings and further information please contact:

**Mr Eamon Kennedy**

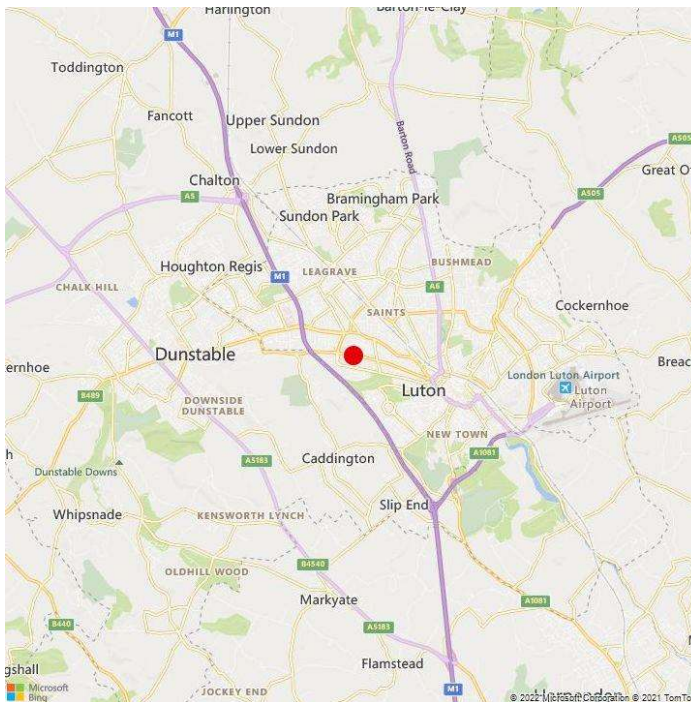
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