

TO LET – INDUSTRIAL UNIT



Unit 8 Bilton Court, Luton, LU1 1LX

3,062 SqFt (284.47 SqM)

£49,000 per annum exclusive

- End of terrace unit
- Ground floor office space
- Up and over loading door
- 6 parking spaces

Location

Bilton Way forms part of Luton's primary industrial area centred around Dallow Road. The estate is 1.5 miles from J11 of the M1 which provides easy access to Luton Town Centre and Dunstable. Bilton Way Industrial Estate comprises of 47 industrial/warehouse units which total approximately 410,000 sq ft.

Business Rates

Rateable value: £29,750

The current multiplier for 2023/2024 49.9p payable

Interested parties are advised to contact the relevant local authority

EPC

D (78)

Terms - Subject to vacant possession

To Let: £49,000 per annum

VAT: Applicable

Estate Charge: £1,784.28 per annum

Accommodation

The unit comprises a modern end of terrace industrial unit with office space, and an electric up and over loading door to the front as well as 6 allocated parking.

The property has an eaves height of approximately 6 metres.

The property is to be fully refurbished.

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	3,062	284.47

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

Viewings

For viewings and further information please contact:

Eamon Kennedy

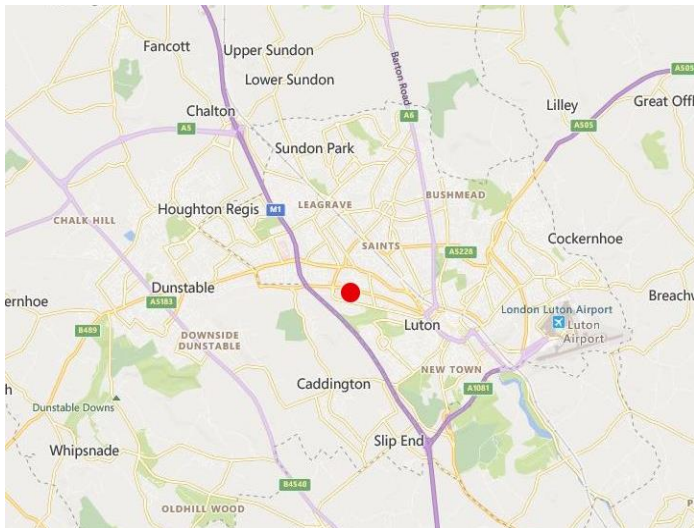
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