

TO LET

13,295 Sq Ft

(1,235.11 Sq M)

- Established industrial location
- Self contained site
- Allocated parking and rear yard
- Roller shutter loading doors
- Office, WC and Kitchen Facilities



Unit 15-17 Bilton Way Industrial Estate

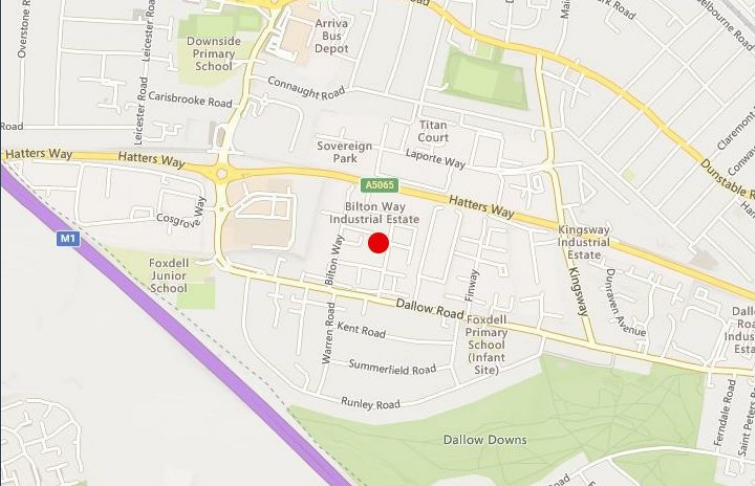
Bilton Way, Luton, LU1 1UU

>D KirkbyDiamond

Contact: Eamon Kennedy or Courtney Cummins

Tel: 01582 738866

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LOCATION

- Located on Bilton Way just off the Dallow Road, situated within a well established industrial area of Luton.
- The estate 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.
- 5 miles from J11 of the M1 and provides easy access to Luton Town Centre.
- Luton Railway Station 1.9 miles, Luton Airport Parkway Station 3.2 miles and London Luton Airport 4.5 miles.

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 Google Maps

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DESCRIPTION

- This property is an industrial/ warehouse unit within a self contained gated site
- With the benefit of parking to the front and yard to the rear
- Office, WC and Kitchen Facilities

TERMS

Rent available on application.
Available by way of a new FRI lease for a term to be agreed.
VAT is payable

ACCOMMODATION

Total **1,235.11 SQ M** **13,295 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: A

Business Rates: Rateable value: £70,500. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: £2,442.30 Per annum

CONTACT:



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