

# TO LET

24,716 Sq Ft

(2,296.12 Sq M)

- Prominent position with road frontage onto Dallow Road
- Two electric level access loading doors
- To be Refurbished
- Secure yard area
- 6m clear internal height



## Unit 53 Bilton Way Industrial Estate

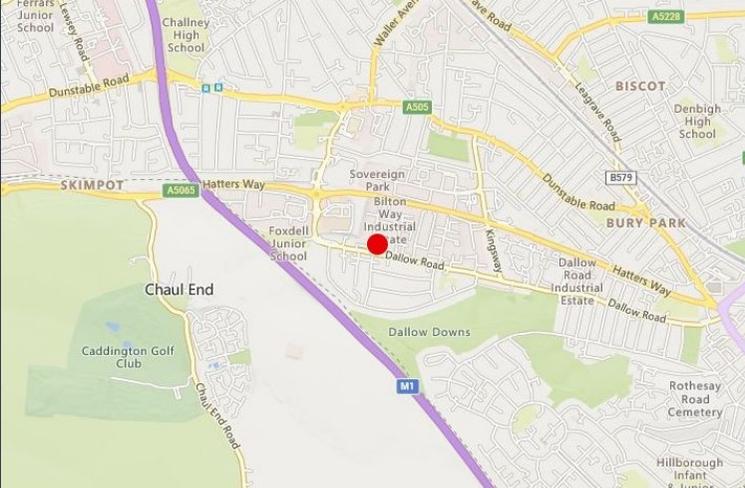
Bilton Way, Luton, LU1 1LX

 **KirkbyDiamond**

Contact: Eamon Kennedy or Courtney Cummins

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



For illustration purposes only

## LOCATION

- Located on Bilton Way just off the Dallow Road, the property is 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.
- Occupiers include Pratt & Whitney, Edmundson Electrical and Screwfix.

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 Google Maps

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## DESCRIPTION

- Unit 53 is a modern detached warehouse unit with a secure yard area
- Generous car parking to the front
- The unit comprises predominantly industrial / warehouse space
- Benefitting from first floor office/ancillary accommodation,
- Three phase power supply

## TERMS

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

## ACCOMMODATION

**Total** **2,296.12 SQ M** **24,716 SQ FT**

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

**EPC: C-61**

**Business Rates:** Rateable value: £186,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** £10,856.77 per annum

## CONTACT:

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