



Unit 15-17

BILTON WAY **INDUSTRIAL ESTATE**

Luton • LU1 1UU

DETACHED INDUSTRIAL UNIT

13,295 SQ FT (1,235 SQ M)



TO LET

- Fully refurbished industrial unit
- New roof with warranty
- EPC A
- 4 electric roller shutter doors
- Secure self-contained yard
- M1 (J11) within 1.5 miles



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 15-17 comprises a detached industrial unit on a secure self-contained site. The property is situated on the established Bilton Way industrial estate and provides 13,295 sq ft of newly refurbished space.

The unit comprises industrial / warehouse space with two roller shutter doors to the front and two further roller shutters to the rear of the property, providing excellent loading provisions. There is ground floor office accommodation to the front of the property with new WC facilities.

Externally the property benefits from a large secure rear yard with gated access and allocated parking to the front.

SPECIFICATION

- Minimum eaves height of 4.5m
- Secure self-contained yard
- Four electric roller shutter doors
- EPC A
- Three phase power supply
- LED lighting
- Office accommodation with new WC facilities
- New roof with warranty

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

A-23

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 sale agent:



01582 738 866
www.kirkbydiamond.co.uk

Eamon Kennedy

07887 835 815

Eamon.kennedy@kirkbydiamond.co.uk

Courtney Cummins

07810 775 492

Courtney.cummins@kirkbydiamond.co.uk