



Unit 20

BILTON WAY INDUSTRIAL ESTATE

Luton • LU1 1UU

END TERRACE INDUSTRIAL UNIT

10,599 SQ FT (985 SQ M)



TO LET

- Due to undergo refurbishment
- Level access loading
- Shared yard area
- Allocated car parking
- M1 (J11) within 1.5 miles



- - - LUTON-DUNSTABLE GUIDED BUSWAY
- - - MAINLINE RAIL
- GUIDED BUSWAY STOP
- AIRPORT



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 20 is an end terrace industrial unit benefitting from two storey offices to the front elevation, 5.2m eaves height and a three-phase power supply. Externally there is a shared yard area to the rear and allocated car parking to the side.

The property is situated on the established Bilton Way industrial estate and is due to undergo refurbishment works providing 10,599 sq ft of refurbished space.

SPECIFICATION

- Minimum eaves height of 5.2m
- Shared loading area to the rear
- Allocated car parking
- Level access loading
- Three phase power supply
- Two storey office/ancillary accommodation

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

C-61

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 joint sole agents:

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