

TO LET Trade Counter/ industrial Unit



Approx GEA: from 5,703 to 14,257 sq ft (529.83 to 1,324.52 sq m)

Unit 47 Bilton Way, Luton, Bedfordshire, LU1 1UU



Luton Town Centre approx 1.5 miles

London Luton Airport approx 5 miles



M1 J11 approx 1.5 miles, M1 J10 approx 3 miles



Luton Mainline Railway Station approx 2 miles



3 phase power, all mains, electrically operated loading doors.



On Site Parking



Eaves Height: approx. 6 metres



£83,400 per annum



Location

- The property is located on the popular Bilton Way Industrial Estate, fronting Dallow Road.
- Bilton Way Industrial Estate comprises of 47 industrial/warehouse units which total approximately 410,000 sq ft.
- The town is served by good communication links, all within close proximity to the property.
- Luton Town Centre and mainline railway station are within 2 miles.
- The M1 Junction 11 is within 2 miles and Junction 10 is within 3 miles.



Description

- The property is a modern industrial/warehouse unit.
- Car parking to the front and rear.
- B1, B2 & B8 use
- Separate loading yard to the rear.
- Minimum eaves height of approximately 6 metres.



Specification

- Units can be let combined or separately.
- Office accommodation
- 3 phase power supply
- All mains services connected
- Electrically operated loading door.
- Separate personnel access.
- EPC – C (72)



Floor Area (Gross External Area – GEA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Unit 47: 8,554 sq ft (794.69 sq m)

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



Terms

- **Leasehold:**
Unit 47: £83,400 per annum
- **Estate charge:** Applicable
- **VAT:** Applicable



Business Rates

- **Rateable value:** £66,000 (47-49 Bilton Way)
- The current multiplier for 2020/21 49.9p payable



Viewing

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