



Unit 53

BILTON WAY **INDUSTRIAL ESTATE**

Luton • LU1 1UU

PROMINENT DETACHED WAREHOUSE UNIT

24,716 SQ FT (2,296 SQ M)



TO LET

- **Prominent position with road frontage onto Dallow Road**
- **Two electric level access loading doors**
- **Secure yard area**
- **Generous allocated car parking**
- **6m clear internal height**
- **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 53 is a modern detached warehouse unit with a secure yard area to the rear and generous car parking to the front. The property is situated on the established Bilton Way industrial estate and extends to 24,716 sq ft.

The unit comprises predominantly industrial / warehouse space and benefits from first floor office/ancillary accommodation, two electric level access loading doors, a clear internal height of 6m and three phase power supply.

SPECIFICATION

- Clear internal height of 6m
- Secure yard area to the rear
- Generous allocated car parking to the front
- Two electric level access loading doors
- Three phase power supply
- First floor office/ancillary accommodation

ESTATE OCCUPIERS INCLUDE:



BILTON WAY INDUSTRIAL ESTATE



LUTON-DUNSTABLE BUSWAY



The site outline is indicative



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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