



1 Bilton Way, Luton, LU1 1UU

**TO LET**

Prominent trade counter/ industrial  
unit

**11,740 Sq Ft**  
**(1,091 Sq M)**

## DESCRIPTION

The property comprises a modern industrial unit of steel portal frame construction with two storey of offices and loading door to the rear. The warehouse is column free and currently has a mezzanine.

- ✓ Three phase power
- ✓ Eaves height approximately 6m
- ✓ Allocated parking
- ✓ Loading door

## LOCATION

Unit 1 Bilton Way is located off of Dallow Road. The estate is approximately 1.5 miles from junction 11 of the M1 and provides easy access to Luton Town Centre, approximately 1.5 miles along with London Luton Airport, approximately 5 miles.

## ACCOMMODATION

| Gross Internal Areas | sq ft  | sq m  |
|----------------------|--------|-------|
| Total                | 11,740 | 1,091 |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

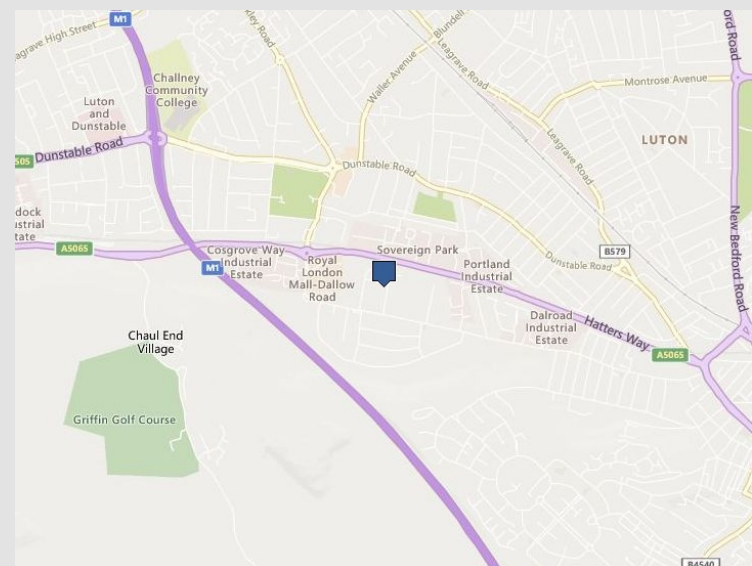
Current rateable value is £64,500. For business rating information please visit the Valuation Office Agency website.

## TERMS

The units are available to let on a new full repairing and insuring lease for a term to be agreed. We are quoting £9.75 per sq ft

## EPC

EPC rating - D 83



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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