

TO LET - INDUSTRIAL

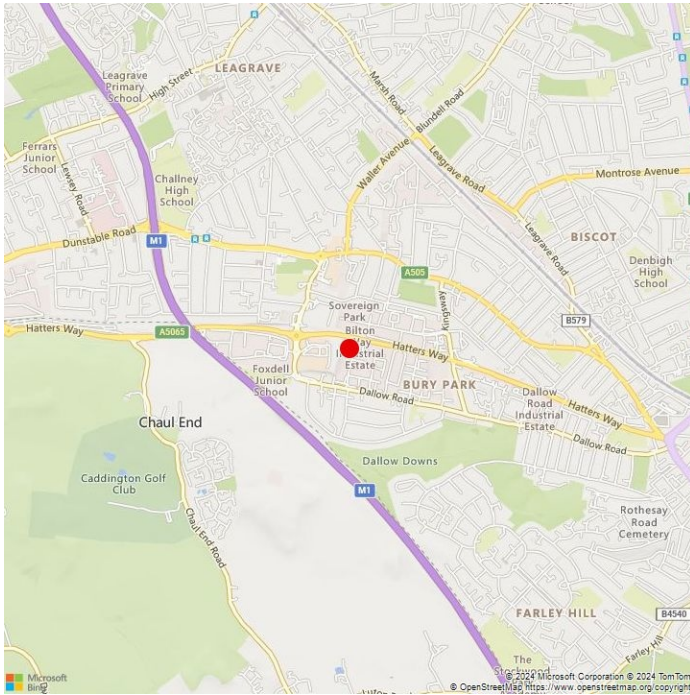


Unit 53, Bilton Way, Luton LU1 1LX

24,716 SqFt (2,296.12 SqM)

On application





Floor Area ()

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

Accommodation	sq ft	sq m
Total Area	24,716	2,296.12

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

VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Further Information

Viewing strictly by appointment:

Eamon Kennedy

07887 835 815

eamon.kennedy@kirkbydiamond.co.uk

Courtney Cummins

01582 738 866

courtney.cummins@kirkbydiamond.co.uk

Description

The property is located to the front of 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

Terms

To Let - Rent On Application

Service Charge - £16,916.18 Per annum

VAT: Applicable

Intending occupiers should satisfy themselves as to the

incidence or otherwise of VAT on this transaction.

Business Rates

Rateable value: £186,000

The current multiplier for 2023/2024 51.2p payable

Interested parties are advised to contact the relevant local authority

EPC

EPC - C61

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