

Unit 4 Nimbus Park, Porz Avenue

Dunstable, LU5 5WZ

adroit
REAL ESTATE ADVISORS



TO LET

9,260 sq ft (860.28 sq m)

POSTCODE: LU5 5WZ

- 8.75m eaves height
- 1 level access loading door
- Secure Yard
- On site car parking
- Air conditioned offices
- LED lighting
- Solar PV on the roof
- EV charging points
- 140kVA power supply



Description

A modern end of terrace industrial/warehouse unit with a secure yard, that has been extensively refurbished to a high standard and is immediately available for occupation.

The unit currently benefits a single level access loading, 8.75m eaves height, onsite car parking and air conditioned offices.

As part of the refurbishment works the Landlord has installed a new solar photovoltaic array on the roof capable of generating additional power. The EPC is currently being re-assessed following refurbishment and is expected to achieve a target of A

The unit could be acquired with the adjoining unit 3 to provide a combined area of 21,915 sq ft

Location

Nimbus Park is located off Porz Avenue within the established Woodside employment area, strategically located within 2.5 miles of junction 11 of the M1 and 2.7 miles of junction 11A, accessed via the Woodside Link.

The M1/M25 intersection is 16 miles south whilst Luton airport is within approx 9 miles.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse, reception and ancillary	8,065	749.26
1st - Offices	1,195	111.02
Total	9,260	860.28

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

A (17)

Availability

Available Immediately

Rent

£13.75 per sq ft

Service Charge

£7,364 per annum Based on the 2026 budget

Legal Costs

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

Business Rates

The property is currently not listed on the Valuation Office Agency website. Prospective occupiers are invited to contact the Local Rating Authority for further information.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Hollis Hockley LLP

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