UNIT 4

NIMBUS PARK

DUNSTABLE LU5 5WZ



REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT

9,260 sq ft

TO LET

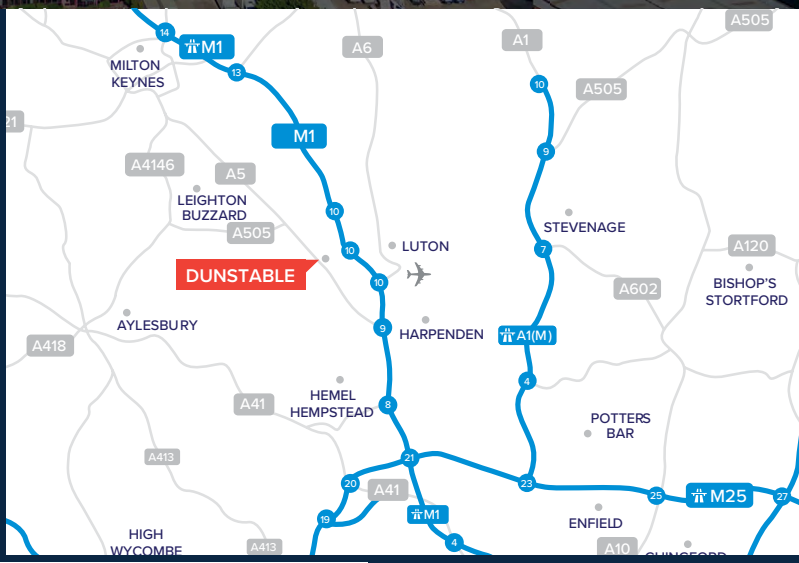
NIMBUS PARK



SAT NAV REF: LU5 5WZ

ROAD DISTANCES

M1 Junctions 11 / 11A	2.5 miles
M25 Junction 21a / M1 Junction 6	16 miles
Central London	36 miles
M1/M6 junction	50 miles
Birmingham	85 miles





VIEW GOOGLE MAPS

what3words

///FRIES.ADMIRE.CHOSE



PHOTO GALLERY
CLICK TO VIEW

UNIT 4

12 CAR PARKING SPACES

8.75M EAVES HEIGHT

1 LEVEL ACCESS LOADING DOOR

EV CHARGING POINTS

AIR CONDITIONED OFFICES

LED LIGHTING IN OFFICES & WAREHOUSE

NEW SOLAR PV PRODUCING APPROX 20,272 KWH PER ANNUM

140 KVA

The property has the following approximate Gross External Area:

Area	Sq ft	Sq m
Ground Floor	8,065	749
First Floor Offices	1,195	111
Total GEA	**9,260**	**860**











TENURE

To let on a new lease.

EPC

A17

VAT

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

RATEABLE VALUE

£97,500.

The 2026 rateable value may be subject to transitional relief. Interested occupiers are invited to make their own enquires to Central Bedfordshire Council on 0300 300 8011.

SERVICE CHARGE

There is a service charge for the upkeep and maintenance of the common areas. A copy of the budget is available on request.

VIEWINGS

Viewing strictly by prior appointment via the joint sole agents:

HOLLIS HOCKLEY
01189 680650
hollishockley.co.uk

William Merrett-Clarke
07774 269 443
william.merrett-clarke@hollishockley.co.uk

Nick Hardie
07732 473 357
nick.hardie@hollishockley.co.uk

Freddie Chandler
07935 769 627
freddie.chandler@hollishockley.co.uk

adroit
REAL ESTATE ADVISORS
01582 320009
adroitrealestate.co.uk

Lloyd Spencer
07768 480 937
lspencer@adroitrealestate.co.uk

Dan Jackson
07841 684 870
djackson@adroitrealestate.co.uk

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 09/26

© 2026 Wells Design Partnership | All rights reserved | www.wells-design.co.uk