CENTRUS.COM

CENTRUS

TWO HIGH QUALITY INDUSTRIAL / WAREHOUSE UNITS
11,221 TO 31,718 SQ FT

UNIT 4 - **11,221 SQ FT**
UNIT 5 - **20,497 SQ FT**



ARENSON WAY, DUNSTABLE, LU5 5BN

CENTRUS

Sika

TransHaul

AP TAYLOR

Bonner International

Superdrug

4PX

LIDL

halfords

Tim Hortons

EVERLAST GYMS

TK maxx

KFC

M1 J11

J11A

M1

WOODSIDE LINK

SAINSBURY'S & MCDONALD'S

A505

A5183

CENTRUS

SPACE TO GO FURTHER

Centrus is a modern development of 5 industrial/ warehouse units on a secure, gated site, developed in c.2004 to a high specification.

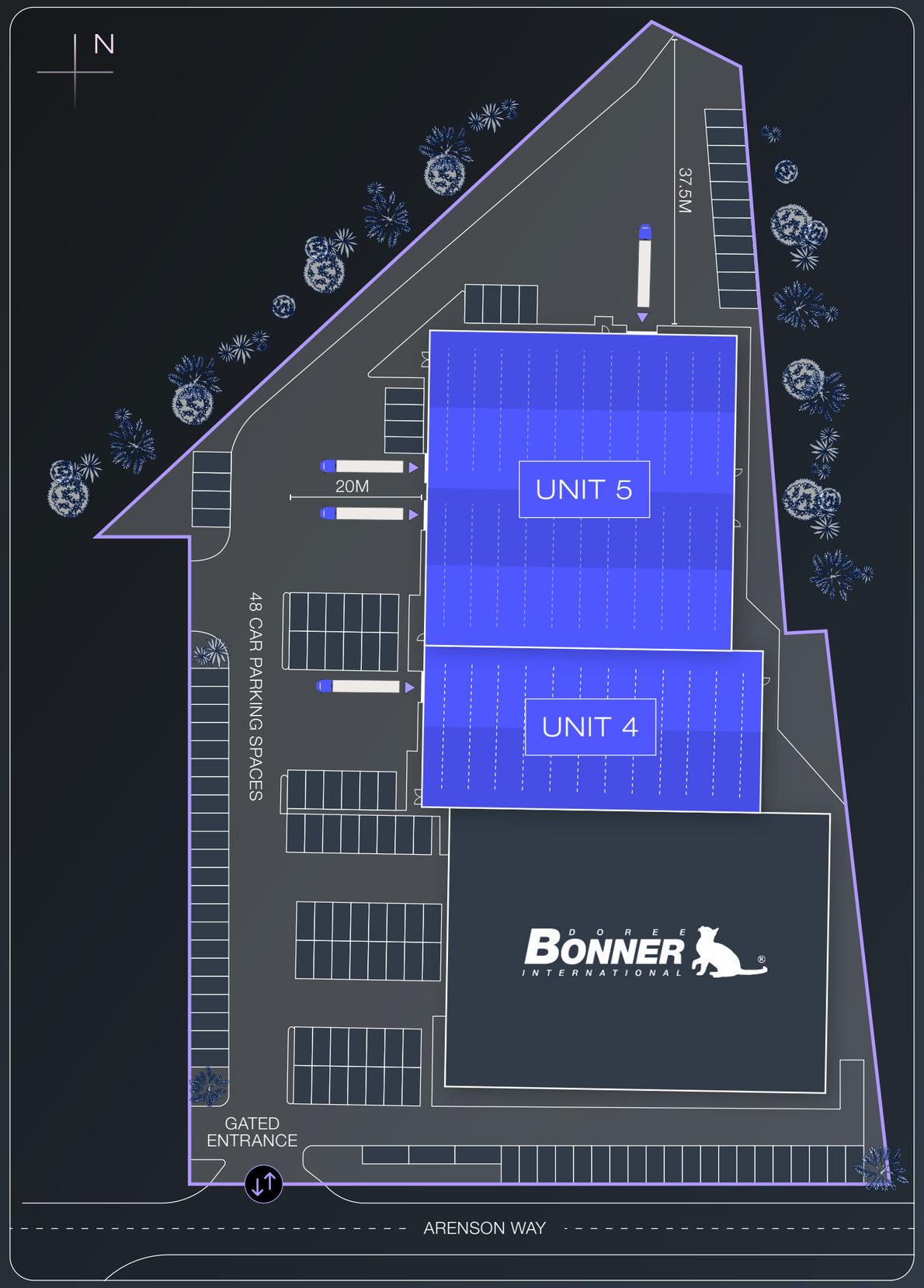
Units 4&5 can be occupied either together or separately, with no division works required to separate the units.

The units benefit from 8m clear internal height, excellent loading door and parking provision, and external yard areas. Unit 5 is an end of terrace unit and benefits from loading via the side elevation into an additional service yard area, with a depth of 37.5m. The dedicated loading area to the front of both units has a depth of 20m. The secure estate is accessed via a telecom system with controls from within the units.

- 8M CLEAR INTERNAL HEIGHT
- UNIT 4 - 80KVA
UNIT 5 - 120KVA
- 4 LEVEL ACCESS LOADING DOORS
- DUAL LOADING TO UNIT 5
- SECURE GATED ESTATE
- 20M - 37.5M YARD DEPTHS
- 48 CAR PARKING SPACES

Unit 4	Sq Ft	Sq M
Ground Floor	9,979	927
Mezzanine	1,242	115
Total (GEA)	**11,221**	**1,042**

Unit 5	Sq Ft	Sq M
Ground Floor	18,219	1,692
Mezzanine	2,278	212
Total (GEA)	**20,497**	**1,904**




UNIT 4


UNIT 5


UNIT 4


UNIT 5


UNIT 5


UNIT 5

LOCATION

Centrus is located at the head of Arenson Way within the established Woodside employment area in Dunstable. The site benefits from excellent connectivity, positioned between Junctions 11 and 11a of the M1, approximately 3 miles away.

White Lion Retail Park and Dunstable town centre are within walking distance, while the nearby guided busway provides direct access to Luton stations and London Luton Airport.





LU5 5BN: ///RESTS.TWIST.ICONS

	Miles	Mins
A5183	0.5	2
Dunstable	2	5
M1 J11	3	6
Luton	5	12
Luton Airport	7.5	15
Milton Keynes	20	30
London	32	45
Heathrow	52	60

TERMS

The units are available To Let on new FRI leases on terms to be agreed. Further details are available on application.

RENT

Rent on application.

HOLLIS HOCKLEY

adroit
REAL ESTATE ADVISORS

NICK HARDIE
07732 473357
nick.hardie@hollishockley.co.uk

LLOYD SPENCER
07768 480937
lspencer@adroitrealestate.co.uk

FREDDIE CHANDLER
07935 769627
freddie.chandler@hollishockley.co.uk

DAN JACKSON
07841 684870
djackson@adroitrealestate.co.uk

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