



UNITS 3 & 4

NIMBUS PARK

DUNSTABLE LUS 5WZ



EXTENSIVELY REFURBISHED
ADJOINING INDUSTRIAL/WAREHOUSE UNITS

9,260 to 21,915 sq ft

TO LET



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





UNIT 3

[CLICK TO VIEW](#)



16 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



160 KVA

The property has the following approximate Gross External Area:

Area	Sq ft	Sq m
Ground Floor	10,312	958
First Floor Offices	2,343	218
Total GEA	12,655	1,176





UNIT 4

[CLICK TO VIEW](#)



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

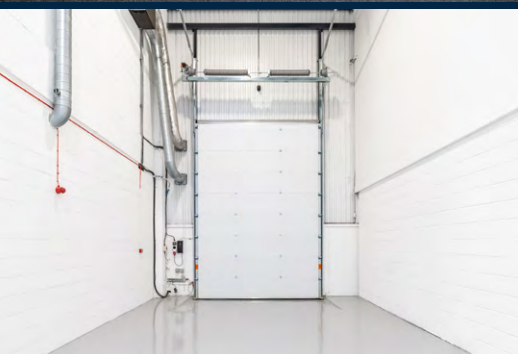


140 KVA

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





CAR PARK

UNIT 4

UNIT 3

TENURE

To let on a new lease.

EPC

Unit 3 - A14

Unit 4 - A17

VAT

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

RATEABLE VALUES

Unit 3 - £129,000 (2026 valuation).

Unit 4 - temporarily removed.

The 2026 rateable values 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:

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