



UNIT 3

**NIMBUS PARK**

DUNSTABLE LU5 5WZ



INDUSTRIAL/WAREHOUSE UNIT UNDERGOING REFURBISHMENT

12,655 sq ft (1,176 sq m)

**TO LET**





**SAT NAV REF: LU5 5WZ**

## LOCATION

The property is situated on Nimbus Park, which forms part of the established Woodside Employment area. Woodside is strategically located 2.5 miles from Junction 11 of the M1 and 2.7 miles from Junction 11A, accessed via the Woodside Link.

The M1/M25 junction is located 16 miles to the south, with Luton airport 9 miles to the east and Hemel Hempstead located 13 miles southwards at Junction 8.

Major nearby occupiers include Amazon, 4PX, WH Smith, Superdrug and Aryzta amongst others.

## 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







Indicative images showing the finished unit after refurbishment



2.5 MILES FROM M1  
J11 & 11A



16 CAR  
PARKING SPACES



8.75M  
EAVES HEIGHT



1 LEVEL ACCESS  
LOADING DOOR



EV CHARGING  
POINTS



AIR CONDITIONED OFFICES



LED LIGHTING  
IN OFFICES &  
WAREHOUSE



A NEW SOLAR PV SYSTEM  
WILL BE INSTALLED BY  
THE LANDLORD

## ACCOMMODATION

The property has the following approximate Gross External Area:

Area	Sq ft	Sq m
Ground Floor Warehouse, Reception & Ancillary	10,312	958
First Floor Offices	2,343	218
<b>Total GEA</b>	<b>12,655</b>	<b>1,176</b>







Indicative images showing the finished unit after refurbishment



## TENURE

The unit is available to let on a new lease, rent upon application.

## EPC

B-32.

## VAT

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

## 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.

## SOLAR PROVISION

A new solar PV system will be installed as part of the works. The tenant will enter a Power Purchase Agreement with the Landlord to purchase the power generated at a discount to market rate.

## BUSINESS RATES

The premises have a Rateable Value of £92,000 within the 2023 Rating List. Interested occupiers are invited to make their own enquires to Central Bedfordshire Council on 0300 300 8011.

## VIEWINGS

Viewing strictly by prior appointment via the joint sole agents:



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