



UNIT 4

NIMBUS PARK

DUNSTABLE LU5 5WZ



REFURBISHED
INDUSTRIAL/WAREHOUSE UNIT

9,260 sq ft

TO LET

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 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

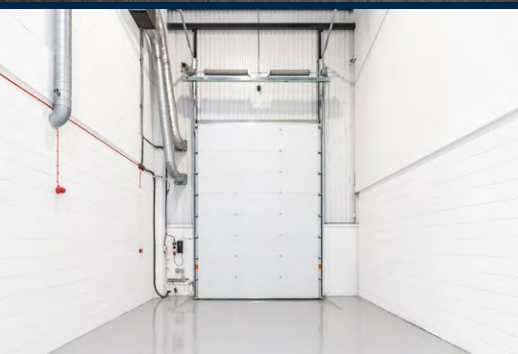


140 KVA

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





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:



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



01582 320009

adroitrealestate.co.uk

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

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