

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



Units 4&5 Centrus, Arenson Way, Dunstable, LU5 5BN

Two high quality industrial / warehouse units on a secure estate, available either together or separately. Units to be refurbished.

Summary

Tenure	To Let
Available Size	10,742 to 30,412 sq ft / 997.96 to 2,825.37 sq m
Rent	Rent on application
Service Charge	£22,360.96 per annum 2026 Service Charge Year
Rates Payable	£3.70 per sq ft Estimated occupiers are advised to make their own investigations.
Rateable Value	£207,000

Key Points

- 8m clear internal height
- Unit 5 - 3 ground level loading doors
- Both units have dedicated loading area provision with min. 20m depth
- Unit 4 - 80kVA incoming power supply
- Unit 4 - 1 ground level loading door
- Secure estate with gate controlled access
- Unit 5 benefits from additional loading area to the side elevation (11,720 Sq Ft / 0.27 Ac)
- Unit 5 - 120kVA incoming

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DESCRIPTION

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 have previously been occupied by the same occupier, however they are also available separately. No division works are required to separate the units. It is intended that the units will be refurbished in Q2 2026.

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.

LOCATION

Centrus is located at the head of Arenson Way, off the roundabout with Boscombe Road and Porz Avenue within the Woodside employment area of Dunstable. Centrus is well located midway between junctions 11 and 11a of the M1 motorway which are within approximately 3 miles (via the A505) and 2.5 miles (via the Woodside Link) respectively.

White Lion Retail Park and Dunstable town centre are within walking distance and offer a range of amenity and leisure facilities. The Dunstable to Luton guided busway has an alighting point close to White Lion Retail Park and provides bus services to Luton mainline railway station, Luton Parkway station and London Luton Airport.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 4	10,742	997.96	Available
Unit - 5	19,670	1,827.40	Available
Total	30,412	2,825.36	

VIEWINGS

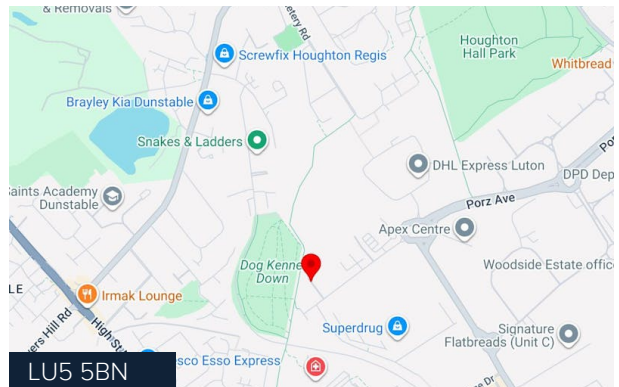
Viewings are available on request via the sole agents, Hollis Hockley.

TERMS

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

ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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