

Open Storage, Arenson Way

Dunstable, LU5 5UL

adroit
REAL ESTATE ADVISORS

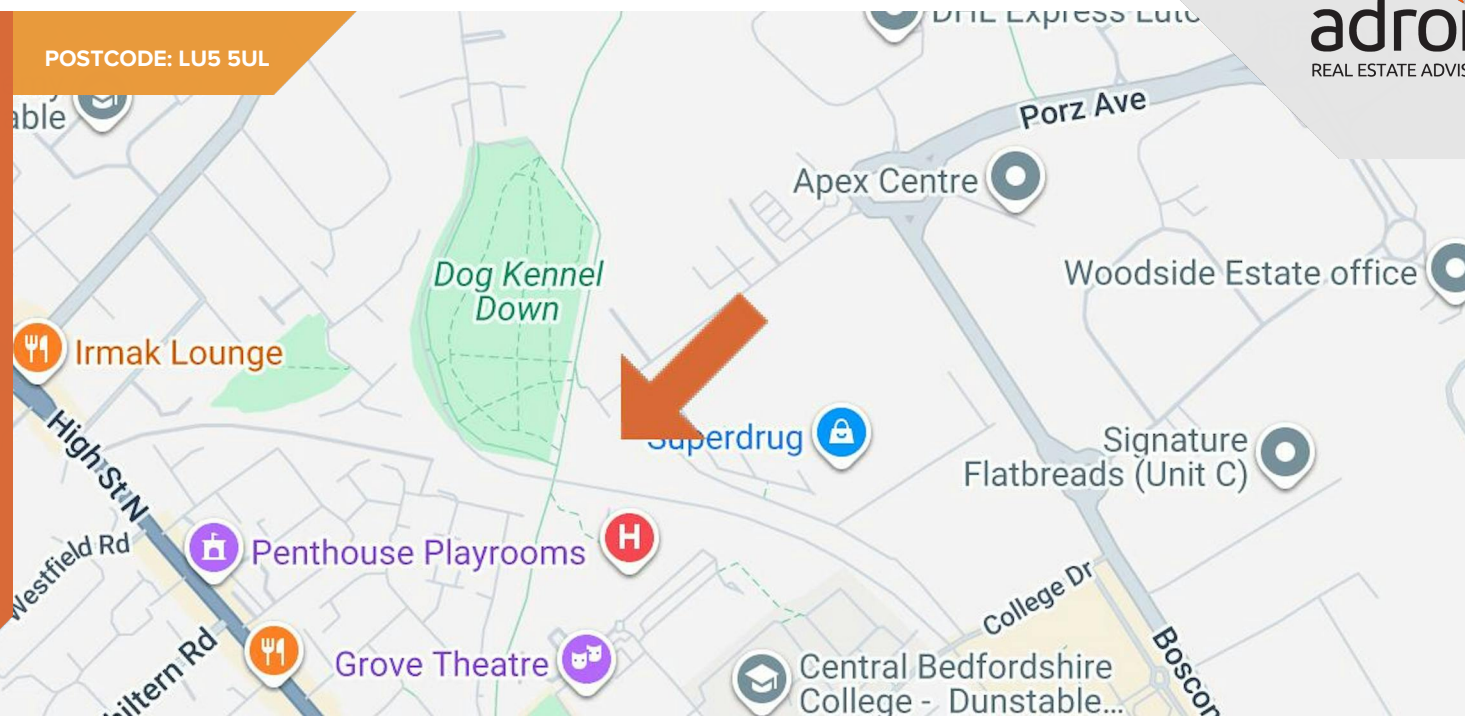


TO LET

1.77 Acres (0.72 Hectares)

- 1.77 acres
- Secure site with gated access
- Tarmac and crushed stone surface
- Electricity & water connections

POSTCODE: LU5 5UL



Description

A secure open storage site with gated access, benefiting a tarmac and crushed stone surface, electricity and water connections.

Location

Located at the head of Arenson Way, off the roundabout with Boscombe Road and Porz Avenue within the Woodside employment area of Dunstable. The site is located midway between junctions 11 and 11a of the M1 motorway which are within approximately 2.6 miles and 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.



Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

EPC exempt - No building present

Availability

Available Immediately

Rent

£405,000 per annum

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £82,500

Rates payable: £22,372.88 per annum

based on 2026 valuation, ignoring the affect of transitional relief

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



Lloyd Spencer

T: 01582 320009

M: 07768 480937

lspencer@adroitrealestate.co.uk

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adroitrealestate.co.uk

www.adroitrealestate.co.uk

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