

# Industrial / Warehouse TO LET

**HOLLIS  
HOCKLEY**



## Unit 5 Centrus, Arenson Way, Dunstable, LU5 5BN

High quality industrial / warehouse unit on a secure estate. Available individually, or combined with Unit 4. To be refurbished.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	19,760 sq ft / 1,835.76 sq m
<b>Rent</b>	Rent on application
<b>Service Charge</b>	£14,603.65 per annum 2026 Service Charge Year
<b>Rates Payable</b>	£3.78 per sq ft 2025/2026 Rating Valuation. Currently valued in same assessment as Unit 4.
<b>EPC Rating</b>	C (66)

### Key Points

- 8m clear internal height
- Secure estate with gate controlled access
- The unit benefits from an additional loading area to the side elevation (11,720 Sq Ft / 0.27 Ac)
- Ancillary first floor office
- 3 ground level loading doors
- Dedicated loading area provision with min. 20m depth
- 120kVA incoming power supply
- 36 car parking spaces

# Unit 5 Centrus, Arenson Way, Dunstable, LU5 5BN

## DESCRIPTION

Centrus is a modern development of 5 industrial/warehouse units on a secure, gated site, developed in c.2004 to a high specification.

Unit 5 is available individually, or in addition to Unit 4 which would provide a total combined floor area of 30,412 Sq Ft. It is intended that the units will be refurbished in Q2 2026.

The unit benefits 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 the unit 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
Ground - Warehouse	17,583	1,633.51	Available
1st - Office	2,087	193.89	Available
<b>Total</b>	<b>19,670</b>	<b>1,827.40</b>	

## VIEWINGS

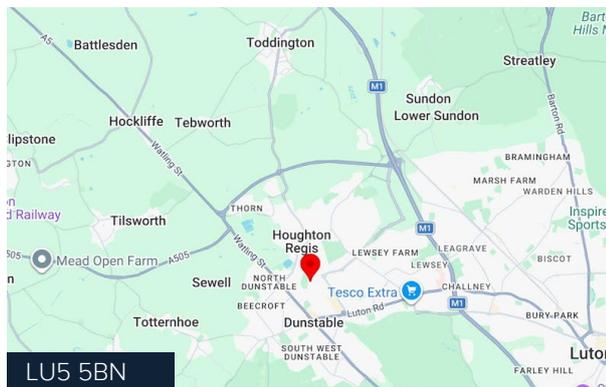
Viewings are available on request via the sole agents, Hollis Hockley.

## TERMS

The unit is 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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