

Industrial / Warehouse TO LET

**HOLLIS
HOCKLEY**



Unit 4 Centrus, Arenson Way, Dunstable, LU5 5BN

High quality industrial / warehouse unit on a secure estate. Available individually, or combined with Unit 5. To be refurbished.

Summary

Tenure	To Let
Available Size	10,742 sq ft / 997.96 sq m
Rent	Rent on application
Service Charge	£7,757.31 per annum 2026 Service Charge Year
Rates Payable	£3.78 per sq ft 2025/2026 Rating Valuation. Currently valued in same assessment as Unit 5.
EPC Rating	C (66)

Key Points

- 8m clear internal height
- Secure estate with gate controlled access
- 80kVA incoming power supply
- 15 car parking spaces
- 1 ground level loading door
- Dedicated loading area provision with min. 20m depth
- Ancillary first floor office accommodation with air conditioning
- Unit to be refurbished in Q2 2026, or available sooner by

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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.

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

The unit benefits from 8m clear internal height, excellent parking provision and external yard areas.

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	9,614	893.17	Available
1st - Office	1,128	104.79	Available
Total	10,742	997.96	

VIEWINGS

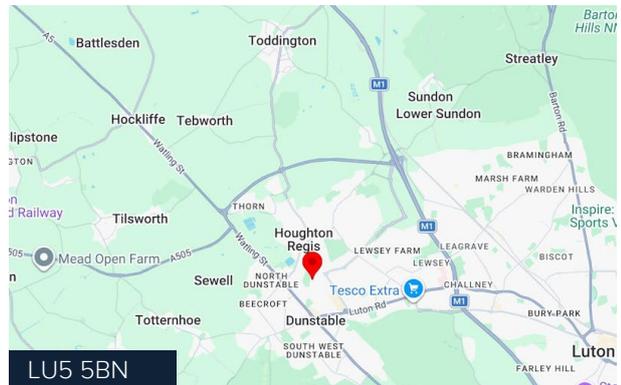
Viewings are available on request via the sole agents, Hollis Hockley.

TERMS

The unit is available To Let on a new FRI lease 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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