



Modern warehouse under refurbishment benefiting from dock loading and ground level loading.

INDUSTRIAL

TO LET

23,431 SQ FT

(2,176.81 SQ M)

- 7.67m eaves height
- 2 level access loading doors
- 1 dock loading door
- Under refurbishment
- Good car parking provision

UNIT 8, NIMBUS PARK, DUNSTABLE, LU5 5WZ

OVERVIEW

Available Size	23,431 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

DESCRIPTION

UNIT 7 NOW LET The premises consists of a modern semi-detached warehouse unit with first floor office accommodation unusually with both dock and level access loading doors.

The unit benefits from an 7.67m eaves height, a generous car parking ratio and is due to be refurbished prior to occupation.

LOCATION

The property is situated on Nimbus Park, which forms part of the established Woodside Employment area. Woodside is strategically located 2.5 miles from Junction 11 of the M1 and 2.7 miles from Junction 11A, accessed via the Woodside Link.

The Junction of the M1 with the M25 is within 16 miles whilst London Luton Airport is approximately 9 miles away.

Major nearby occupiers include Amazon, 4PX, WH Smith, Superdrug and Arysza amongst others.

ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - Warehouse	21,892	2,033.83	Available
1st - Offices	1,539	142.98	Available
Total	23,431	2,176.81	



VIEWING & FURTHER INFORMATION

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