

Unit 4 Nimbus Park, Porz Avenue

Dunstable, LU5 5WZ

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REAL ESTATE ADVISORS

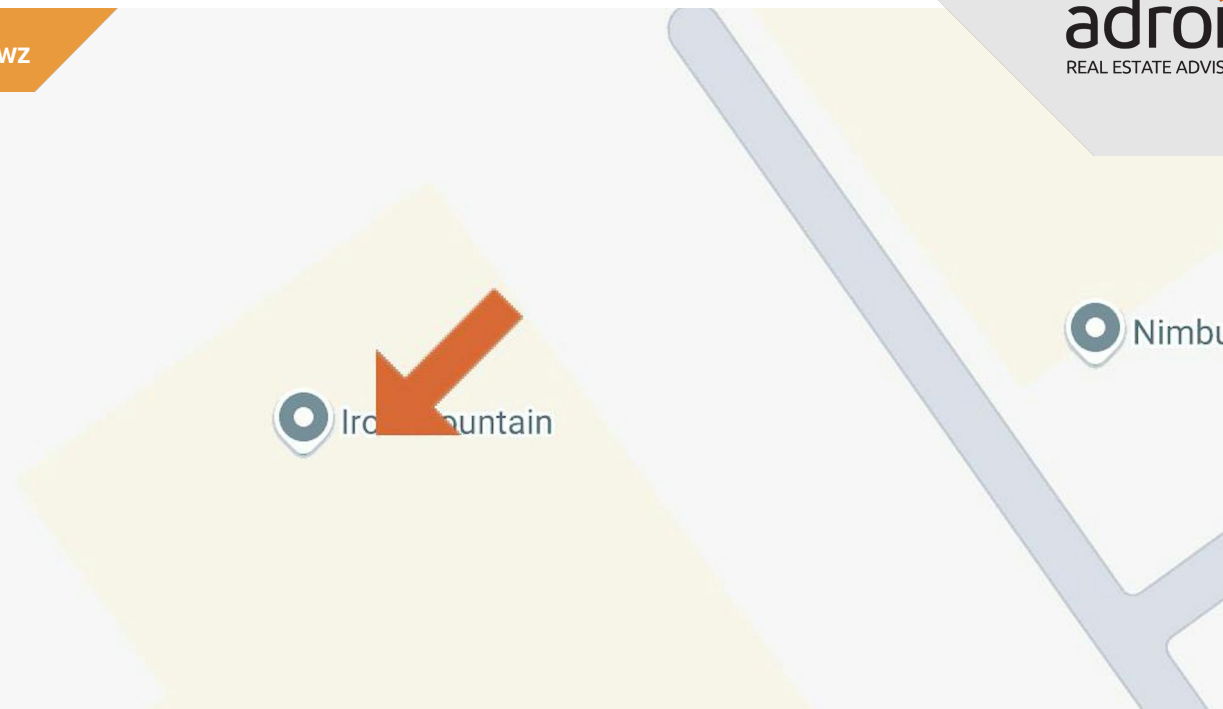


TO LET

9,260 sq ft (860.28 sq m)

POSTCODE: LU5 5WZ

- 8.75m eaves height
- 1 level access loading door
- Secure Yard
- On site car parking
- Air conditioned offices
- LED lighting (post refurbishment)
- Solar PV on the roof
- EV charging points
- 140kVA power supply



Description

A modern end of terrace industrial/warehouse unit with a secure yard, that has been extensively refurbished to a high standard and is immediately available for occupation.

The unit currently benefits a single level access loading, 8.75m eaves height, onsite car parking and air conditioned offices. The EPC is in the process of being reassessed following refurbishment and is expected to achieve a grade A

As part of the refurbishment works the Landlord has installed a new solar photovoltaic array on the roof capable of generating additional power. The power generated by the solar PV will be purchased by the occupier at a discounted price to help reduce the occupational costs of the building.

The unit could be acquired with the adjoining unit 3 to provide a combined area of 21,915 sq ft

Location

Nimbus Park is located off Porz Avenue within the established Woodside employment area, strategically

located within 2.5 miles of junction 11 of the M1 and 2.7 miles of junction 11A, accessed via the Woodside Link.

The M1/M25 intersection is 16 miles south whilst Luton airport is within approx 9 miles.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse, reception and ancillary	8,065	749.26
1st - Offices	1,195	111.02
Total	9,260	860.28

Tenure

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

EPC

Available on request.

Availability

Available Immediately

Rent

£13 per sq ft

Service Charge

£0.65 per sq ft Based on the 2024 budget

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Hollis Hockley LLP

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