

Unit 1-2 Centrus, Arenson Way

Dunstable, LU5 5BN



TO LET / FOR SALE

19,324 sq ft (1,795.26 sq m)

- Due to be refurbished
- Detached unit with dual access and 360 circulation
- 36m yard
- Secure gated site
- 8m clear internal height
- 4 level access loading doors
- First floor air conditioned offices
- 27 car spaces



Description

Centrus is a modern development of 5 industrial/warehouse units on a secure, gated site, developed circa 2003 to a good specification. Unit 1-2 was designed as two units but has been occupied as a single property since construction. The unit is detached, self contained with a 36m yard to the rear and generous on site parking to the front and side.

The unit will be refurbished prior to occupation on a new lease or is available to purchase.

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
Ground - Warehouse, Reception & Showroom	16,595	1,541.73
1st - Offices	2,729	253.53
Total	19,324	1,795.26



Tenure

Available on a Leasehold or Freehold basis.
Please contact the agents for quoting terms.

EPC

C (71)

Availability

Further information is available upon request.

Price

Price on application

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 £136,000.00
Rates payable: £3.60 per sq ft Rates payable are based on the 2023 valuation to the 31 March 24 and may be subject to transitional relief. Interested parties should make their enquiries directly to the local rating authority at Central Bedfordshire Council.

Viewings

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

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