

Unit 4 Nimbus Park, Porz Avenue

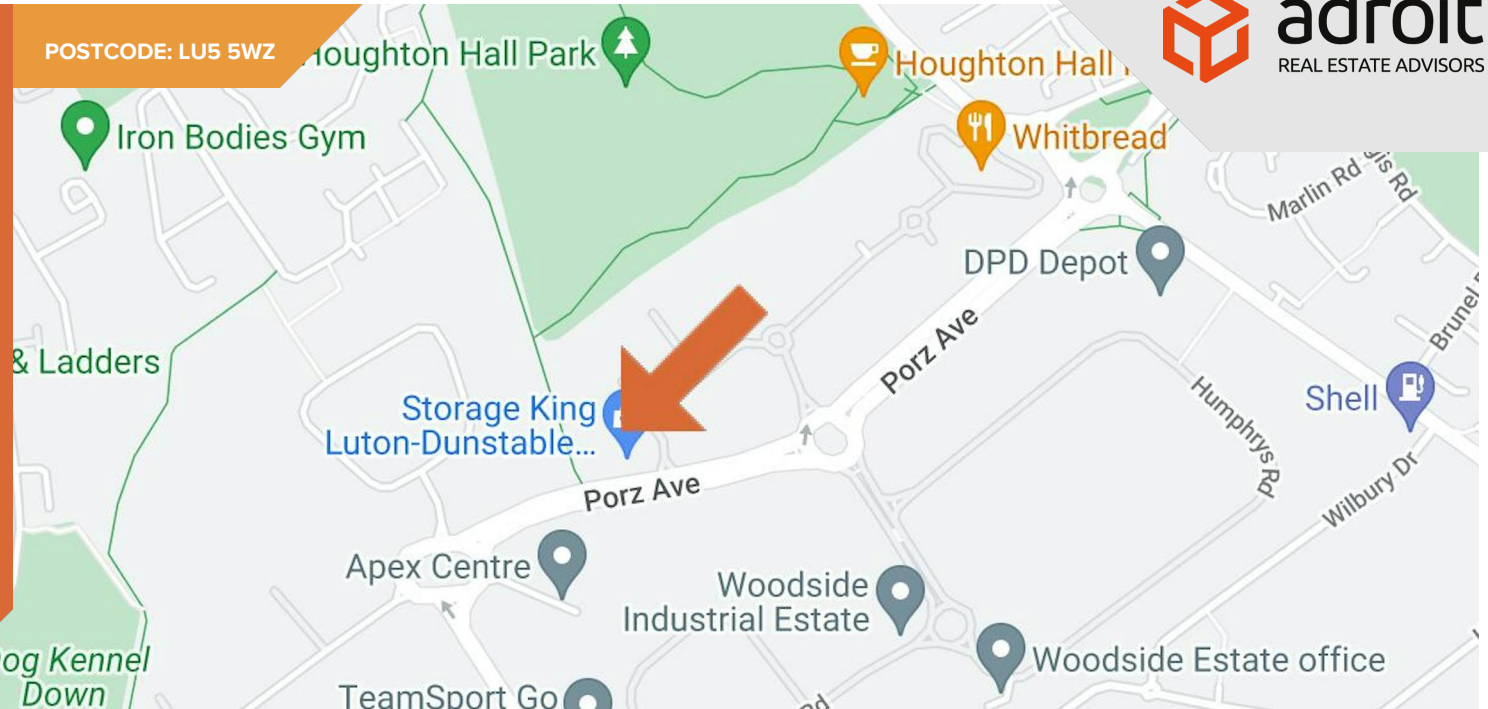
Dunstable, LU5 5WZ



TO LET

9,260 sq ft (860.28 sq m)

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



POSTCODE: LU5 5WZ

Description

A modern end of terrace industrial/warehouse unit with secure yard, due to undergo a comprehensive refurbishment. Works are expected to start on site in April 24. The unit will be refurbished to the same standard as the adjoining Unit 3.

The unit currently benefits a single level access loading, 8.75m eaves height and onsite car parking. The current EPC of D90 will be improved following refurbishment to a target level of 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 current image is indicative showing the standard of finish in Unit 3 post refurbishment.

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 accommodation comprises the following areas:

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 Leasehold basis only. Please contact the agents for quoting terms.

EPC

D (90)

Availability

Available Q3 2024 . Due to be refurbished

Rent

£11.25 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

Adroit Real Estate Advisors



Lloyd Spencer

T: 01582 320009
M: 07768 480937
lspencer@adroitrealestate.co.uk



Dan Jackson

M: 07841 684870
djackson@adroitrealestate.co.uk

Hollis Hockley LLP

Will Merrett-Clarke

T: 07774 269443
M: 07774 269443

Nick Hardie

M: 07732 473357



www.adroitrealestate.co.uk

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