

# UNIT 3, NIMBUS PARK

## PORZ AVENUE DUNSTABLE LU5 5WZ



A modern mid-terraced warehouse unit, due to be refurbished prior to occupation.

**INDUSTRIAL**

**TO LET**

**12,252 SQ FT**

**(1,138.25 SQ M)**

- Modern mid-terraced unit
- Eaves height of 8.8m
- 1 level entry loading door
- 16 car parking spaces
- 2.7 miles from M1 Junction 11 & 11A

# UNIT 3, NIMBUS PARK, PORZ AVENUE, DUNSTABLE, LU5 5WZ

## OVERVIEW

Available Size	12,252 sq ft
Rent	Rent on Application
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## DESCRIPTION

The unit consists of a mid-terraced warehouse unit built in 2000. The unit is due to be refurbished prior to occupation.

The unit benefits from an 8.8m eaves height, fully fitted first floor offices, level access loading and a generous car parking ratio.

## 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.

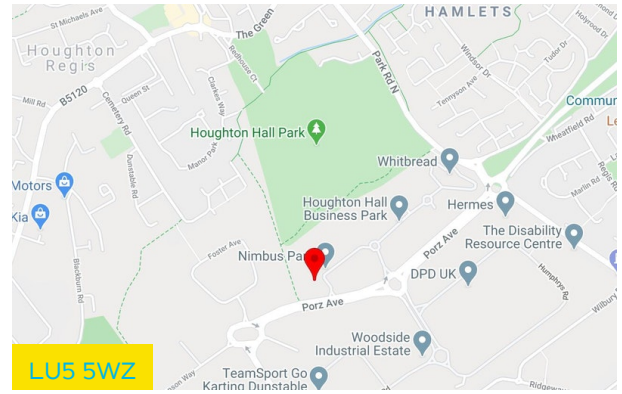
The Junction of the M1 with the M25 is within 16 miles whilst London Luton Airport is approximately 9 miles away.

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
G - Warehouse & undercroft	10,029	931.72
1st - Offices	2,223	206.52
Total	12,252	1,138.24



## VIEWING & FURTHER INFORMATION

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