



UNITS 3 & 4

# NIMBUS PARK

DUNSTABLE LUS 5WZ



EXTENSIVELY REFURBISHED  
ADJOINING INDUSTRIAL/WAREHOUSE UNITS

9,260 to 21,915 sq ft

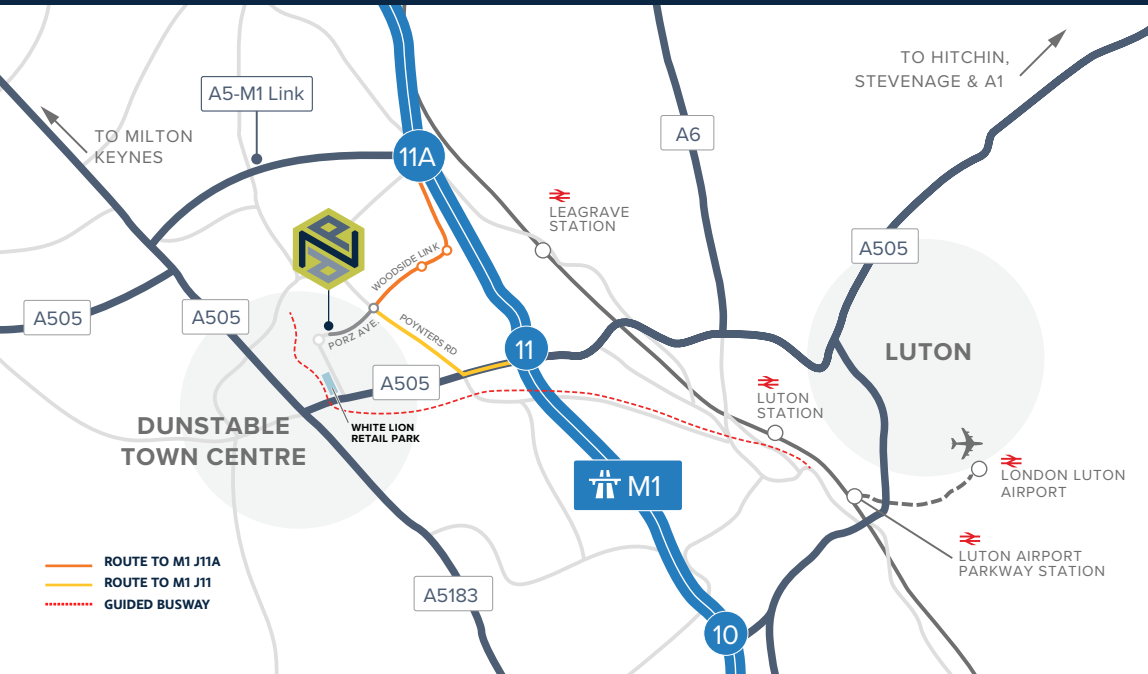
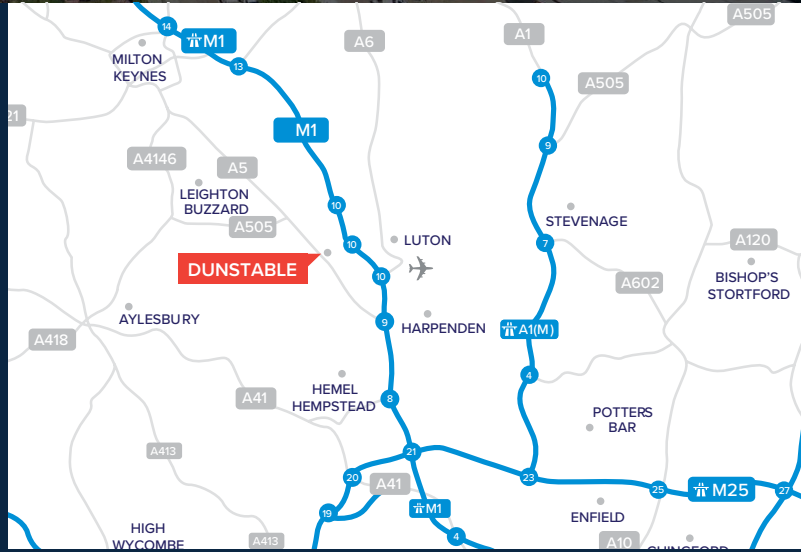
**TO LET**



**SAT NAV REF: LU5 5WZ**

## ROAD DISTANCES

M1 Junctions 11 / 11A	2.5 miles
M25 Junction 21a / M1 Junction 6	16 miles
Central London	36 miles
M1/M6 junction	50 miles
Birmingham	85 miles





# UNIT 3

[CLICK TO VIEW](#)



16 CAR  
PARKING SPACES



8.75M  
EAVES HEIGHT



1 LEVEL ACCESS  
LOADING DOOR



EV CHARGING  
POINTS



AIR CONDITIONED  
OFFICES



LED LIGHTING IN  
OFFICES & WAREHOUSE



NEW SOLAR PV  
PRODUCING APPROX  
20,272 KWH PER ANNUM



160 KVA

The property has the following approximate Gross External Area:

Area	Sq ft	Sq m
Ground Floor	10,312	958
First Floor Offices	2,343	218
<b>Total GEA</b>	<b>12,655</b>	<b>1,176</b>





# UNIT 4

[CLICK TO VIEW](#)



GENEROUS PARKING PROVISION



8.75M EAVES HEIGHT



1 LEVEL ACCESS LOADING DOOR



EV CHARGING POINTS



AIR CONDITIONED OFFICES



LED LIGHTING IN OFFICES & WAREHOUSE



NEW SOLAR PV PRODUCING APPROX 20,272 KWH PER ANNUM

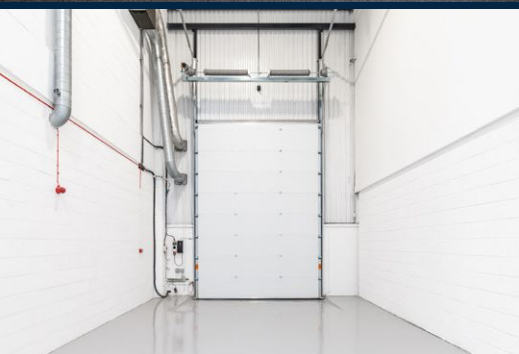
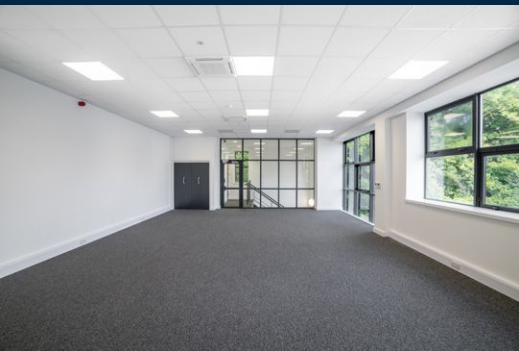


140 KVA

The property has the following approximate Gross External Area:

Area	Sq ft	Sq m
Ground Floor	8,065	749
First Floor Offices	1,195	111
<b>Total GEA</b>	<b>9,260</b>	<b>860</b>





## TENURE

To let on a new lease.

## EPC

Unit 3 B-32.

Unit 4 to be confirmed.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

## SERVICE CHARGE

There is a service charge for the upkeep and maintenance of the common areas. A copy of the budget is available on request.

## SOLAR PROVISION

Both units benefit a new solar PV system. The tenant will enter a Power Purchase Agreement with the Landlord to purchase the power generated at a discount to market rate.

## RATEABLE VALUES

Unit 3 - £92,000.

Unit 4 - temporarily removed.

Interested occupiers are invited to make their own enquires to Central Bedfordshire Council on 0300 300 8011.

## VIEWINGS

Viewing strictly by prior appointment via the joint sole agents:



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