



UNIT 8

NIMBUS PARK

DUNSTABLE LUS 5WZ



2.5 MILES FROM
M1 J11



36 CAR
PARKING SPACES



8.8M
EAVES HEIGHT



MATURE LANDSCAPED
ENVIRONMENT



DOCK AND LEVEL
LOADING



AIR CONDITIONED
OFFICES

Comprehensively refurbished warehouse

23,398 sq ft (2,174 sq m)

TO LET



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 M1/M25 junction is located 16 miles to the south, with Luton airport 9 miles to the east and Hemel Hempstead located 13 miles southwards at Junction 8.

Major nearby occupiers include Amazon, 4PX, WH Smith, Superdrug and Aryzta amongst others.

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





CLICK TO VIEW

SPECIFICATION



2.5 MILES FROM
M1 J11



36 CAR
PARKING SPACES



8.8M
EAVES HEIGHT



MATURE LANDSCAPED
ENVIRONMENT



FULLY
FITTED OFFICES



AIR CONDITIONED
OFFICES



ONE DOCK
LOADING DOOR



TWO LEVEL ENTRY
LOADING DOORS

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and found to have the following approximate Gross Internal area.

Area	Sq ft	Sq m
Ground Floor Reception & Under Croft	1,589	147.6
First Floor Offices	1,561	145
Warehouse	20,248	1,881
Total GIA	23,398	2,173.6





TENURE

The unit is available to let on a new lease, rent upon application.

EPC

B-33

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.

BUSINESS RATES

Interested occupiers are invited to make their own enquiries to Central Bedfordshire Council. The contact telephone number is 0300 300 8011.

VIEWINGS

Viewing strictly by prior appointment via the joint sole agents.



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