

AVAILABLE TO LET

7 - 8, Nimbus Park, Dunstable



Industrial for rent, 23,431 - 52,403 sq ft, p.o.a

To request a viewing call us on (0) 20 7493 4002 For more information visit https://www.realla.co.uk/m/42693-7-8-nimbus-park-dunstable Paul Londra paul.londra@montagu-evans.co.uk

Robert Cohu robert.cohu@montagu-evans.co.uk

7 - 8, Nimbus Park, Dunstable LU5 5WZ To request a viewing call us on (0) 20 7493 4002



Detached warehouse benefiting from dock loading.

The premises consists of a modern detached warehouse unit with first floor office accommodation and both dock and level access loading doors. The unit is located in Dunstable on Nimbus Park within the established Woodside industrial area. Notable local occupiers include Amazon, DPD, WH Smith, Superdrug, Lantec UK Ltd and Go Interiors Ltd.

The property is situated 2.5 miles from Junction 11 of the M1 providing excellent road links with the M25 16 miles southwards.

The property is available as a whole or as two individual semi-detached units.

Highlights

- 7.7m eaves height
- 4 level access loading doors
- 2 dock loading doors
- To be refurbished
- 85 car parking spaces

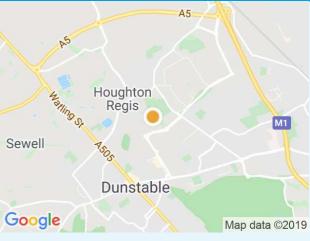
Property details

Rent	P.O.A
Building type	Industrial
Sizes	23,431 to 52,403 Sq ft
EPC category	С

EPC certificate

Available on request

Unit	Floor	Size sq ft	Status
Unit 7	Warehouse	27,432	Available
Unit 7	1st floor offices	1,539	Available
Unit 8	Warehouse	21,892	Available
Unit 8	1st floor offices	1,539	Available
Total		52,402	



More information

Visit microsite

https://www.realla.co.uk/m/42693-7-8-nimbus-park-dunstable

>

Contact us

Montagu Evans (London | Business Space) 5 Bolton Street, London W1J 8BA © www.montagu-evans.co.uk \$\lambda (0) 20 7493 4002 The enquiries@montagu-evans.co.uk in linkedin.com/company/69450/ The @MontaguEvansLLP

Paul Londra

Montagu Evans © 020 7312 7550 Paul.londra@montagu-evans.co.uk

Robert Cohu Montagu Evans © 0203 004 2912 Tobert.cohu@montagu-evans.co.uk

Lloyd Spencer Adroit Real Estate \$ 01582 320941 Ispencer@adroitrealestate.co.uk

Dan Jackson Adroit Real Estate \$ 01582 320942 \$ djackson@adroitrealestate.co.uk

16/09/2019&nsbp; Misrepresentation Act 1967 Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions of the use and occupation, and other details are given in good faith without responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) Montagu Evans nor their employees has any authority to make or give any representation or warranties whatsoever in relation to the property. (vi) Unless otherwise stated, all prices and rents are quoted exclusive of VAT position. (v) All the plans and maps provided within the particulars are for identification upropess only. March 2019.

