



UNITS 3 & 4

NIMBUS PARK

DUNSTABLE LUS 5WZ



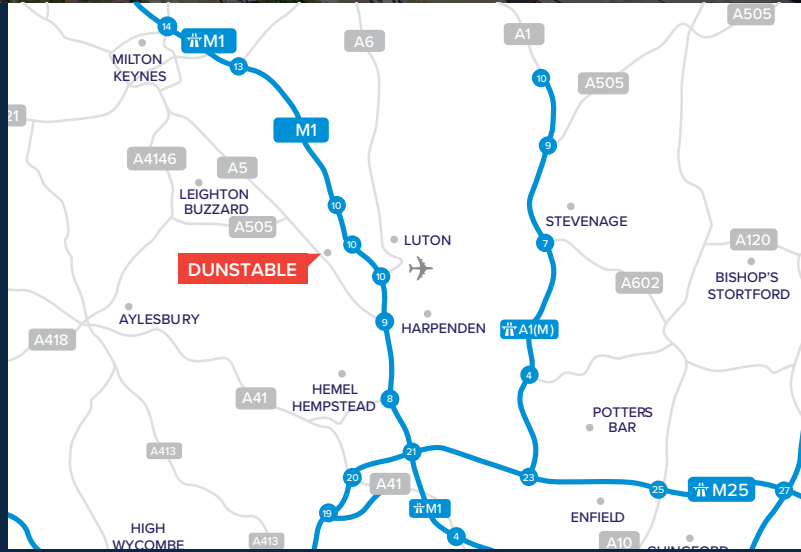
UNIT 3 REFURBISHED
UNIT 4 UNDERGOING REFURBISHMENT
ADJOINING INDUSTRIAL/WAREHOUSE UNITS
9,260 to 21,915 sq ft
TO LET



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



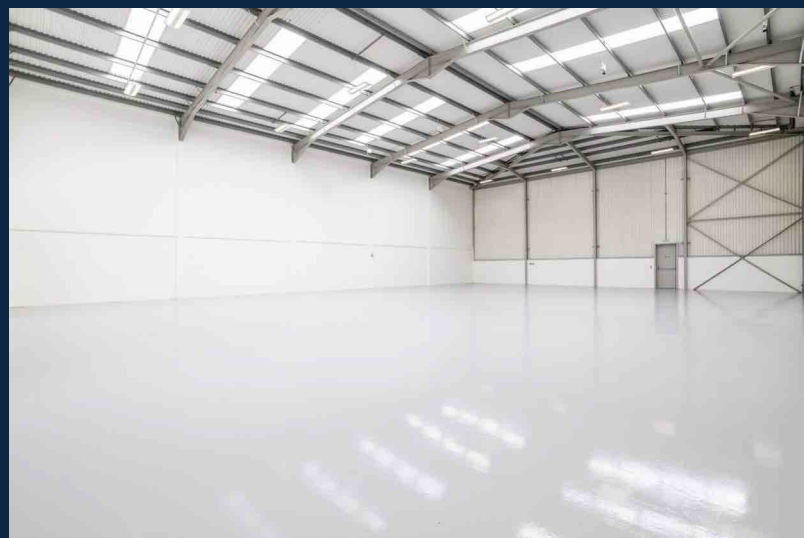
NEW SOLAR PV
PRODUCING APPROX
20,272 KWH PER ANNUM



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
Total GEA	12,655	1,176





UNIT 4 *(being refurbished)*

[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



SECURE YARD

The property has the following approximate Gross External Area:

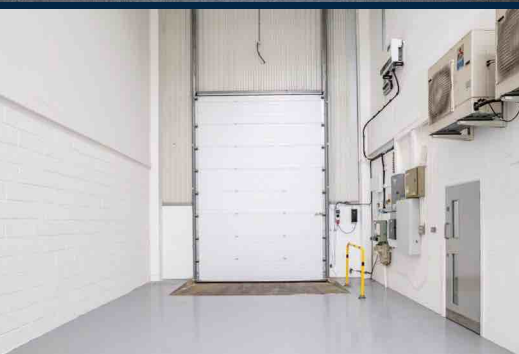
Area	Sq ft	Sq m
Ground Floor	8,065	749
First Floor Offices	1,195	111
Total GEA	9,260	860



Warehouse unit 3



Offices unit 3



TENURE

To let on a new lease.

EPC

Unit 3 B-32.

Unit 4 to be reassessed following refurbishment.

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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