

Unit 1-2

Centrus

ARENSEN WAY, DUNSTABLE, LU5 5BN

Recently refurbished



For Sale/To Let

19,324 sq ft detached industrial / warehouse unit

Spec



Detached unit with dual access



360 circulation



Secure, gated site



8m clear internal height



4 level access loading doors



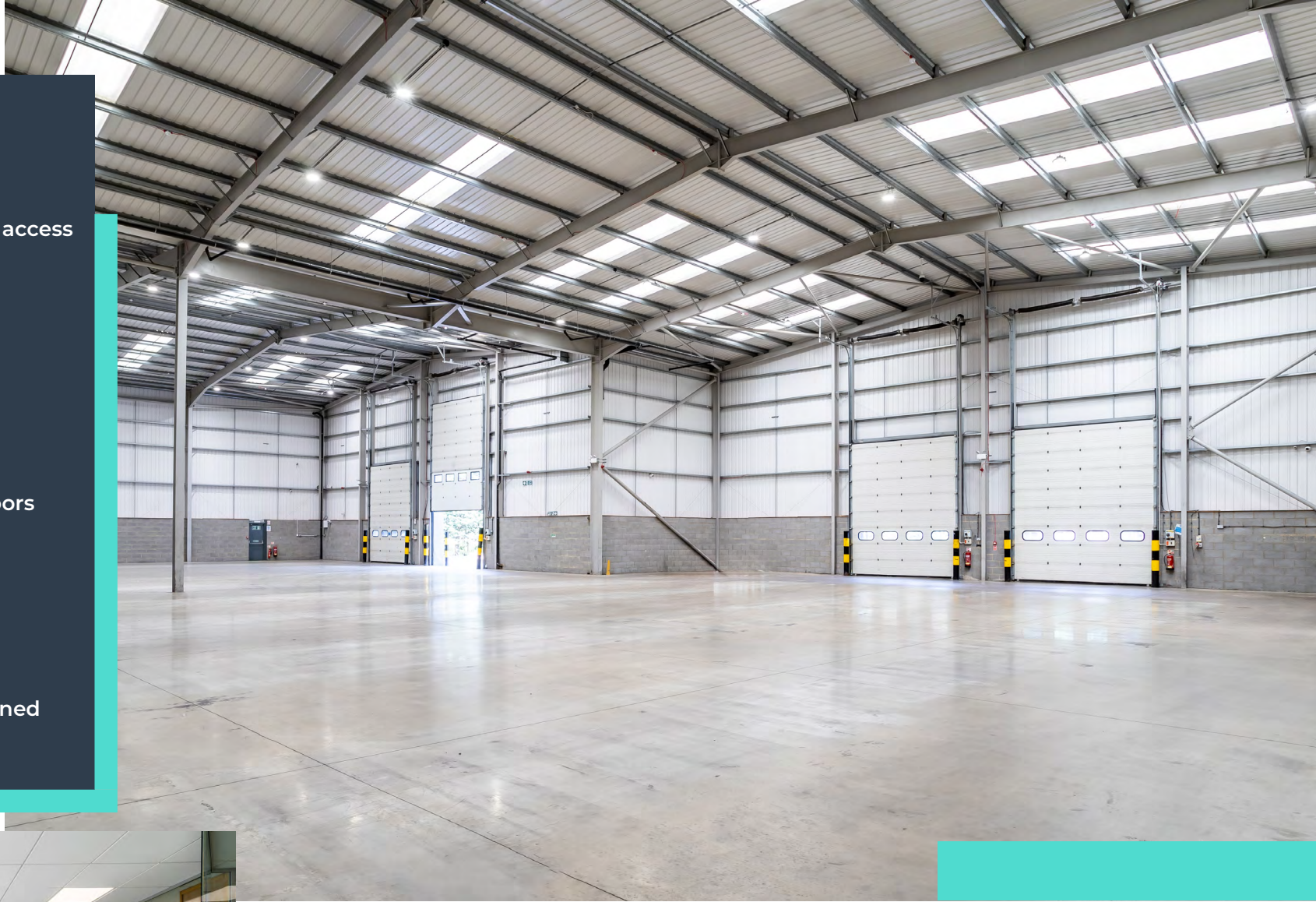
EV charging points



27 car parking spaces

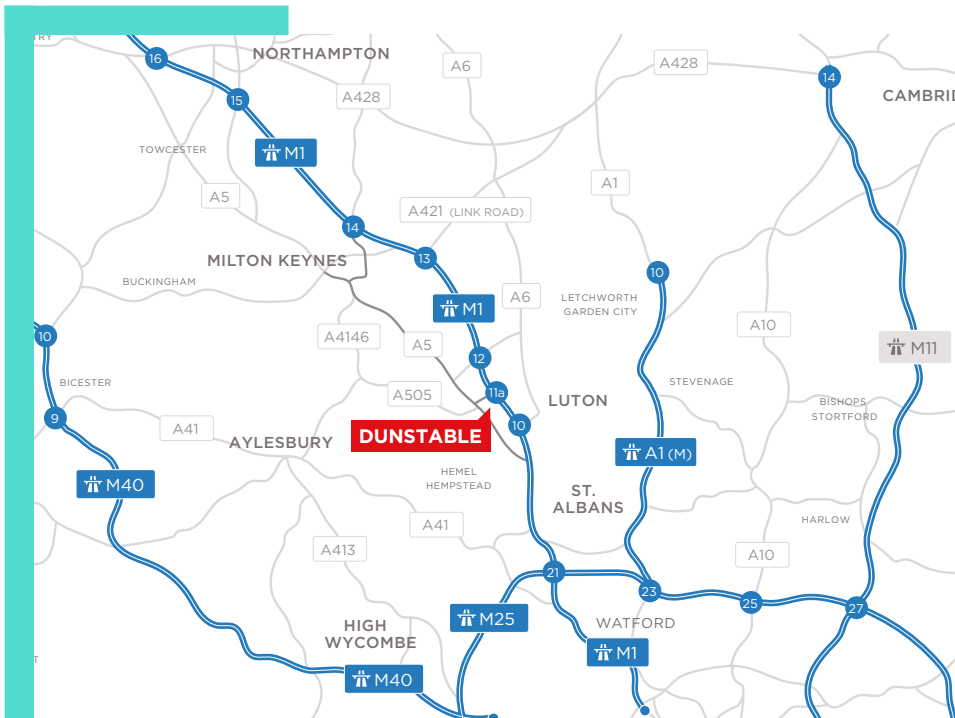


Refurbished, air conditioned offices



Accommodation

Ground floor - Warehouse, Reception & Showroom	16,595	1,541.73
1st floor - Offices	2,729	253.53
Total	19,324	1,795.26



Location

POSTCODE: LU5 5BN



Road distances

Dunstable Town Centre	1.5 miles
M1 Junctions 11 / 11A	2.5 miles
London Luton Airport	9 miles
M25 Junction 21a / M1 Junction 6	16 miles
Central London	36 miles
M1/M6 junction	50 miles
Birmingham	85 miles

Nearby occupiers





Dual Access & 360° Circulation



Tenure

To let on a new lease or Long Leasehold interest for sale.

EPC

C(71).

Service Charge

Copy budget available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value £136,000 (2023 list). Interested parties should make their enquiries directly to the local rating authority at Central Bedfordshire Council.

Viewings

Viewing strictly by prior appointment via the sole agents.



James Saxby

07801 667 692

james.saxby@jll.com

Katy Kenealy

07892 704 393

katy.kenealy@jll.com



Lloyd Spencer

07768 480 937

lspencer@adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. 08/24

UNIT 1-2 CENTRUS DUNSTABLE