



UNIT 5

**NIMBUS
PARK**

PORZ AVENUE • DUNSTABLE • LU5 5WZ

CLICK TO VIEW



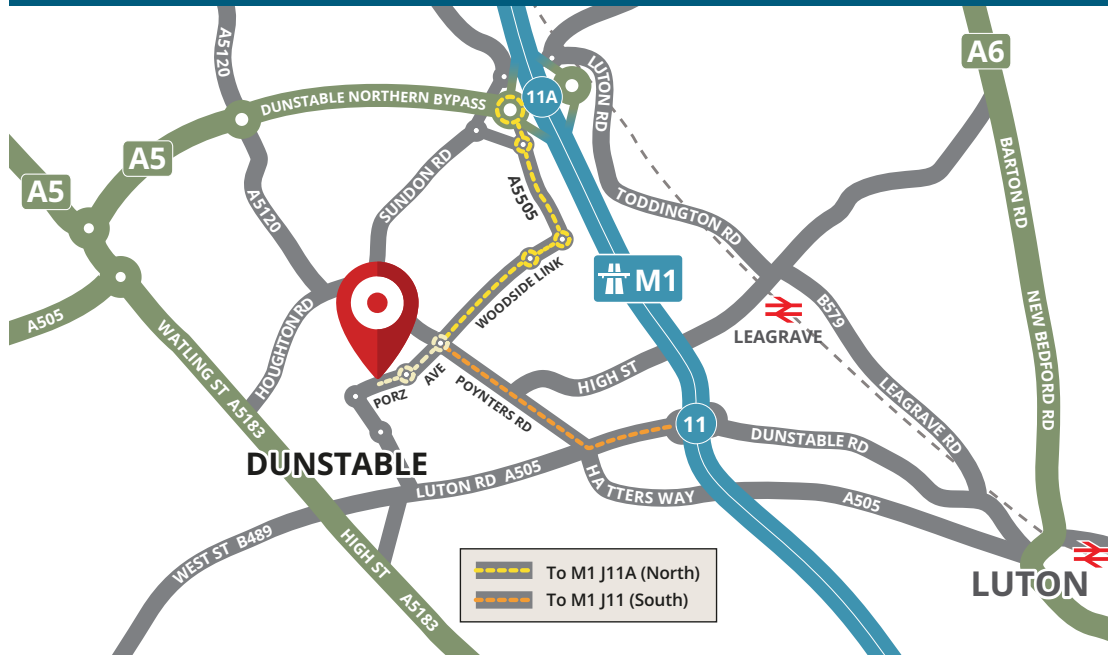
**Industrial / Warehouse Unit
With D1 Training Facility Use**

13,433 SQ FT (1,248 SQ M) • 8M EAVES HEIGHT • 66 PARKING SPACES • COMPREHENSIVELY REFURBISHED



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Location

Nimbus Park is situated within the established employment area of the Woodside Estate and Houghton Hall Business Park, approximately 2 miles from Junction 11 of the M1 motorway. Connections to the motorway have recently been enhanced following completion of the Woodside Link to Junction 11A.

Airports

Luton Airport	8 miles
London Heathrow Airport	38 miles
Stansted Airport	57 miles
London Gatwick Airport	74 miles

Road

M1 Junctions 11 and 11A	2 miles
M25 J21	15 miles
Central London	36 miles
M1/M6 junction	50 miles
Birmingham	85 miles

Rail

London St Pancras	30 mins
Blackfriars	35 mins
London Euston	40 mins
Gatwick Airport	1 hr 20 mins

Rail times from nearby Luton Station





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Description

Nimbus Park comprises a development of 8 high quality industrial/warehouse units in a mature, landscaped setting. Unit 5 is semi-detached, of portal frame construction, clad with micro rib cladding and having forecourt loading and parking.

- 8m eaves
- Column free space
- 2 level entry loading doors
- 66 parking spaces
- Fully fitted first floor offices
- Ground floor reception area
- 37.5kN/sq m floor loading
- EPC rating - C64

Accommodation

The premises provide the following approximate GIA:

Area	Sq Ft	Sq M
Ground Floor	12,155	1,129.2
First Floor	1,278	118.8
Total	13,433	1,248.0

Planning

The premises benefit from planning consent for B2 (general industrial) and B8 (storage and distribution) uses and permitted development rights for B1(c) (light industrial) use.

Planning consent has been obtained for a change of use to a D1 Training Facility, however this use has not yet been implemented.





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Tenure

The property is held on two leases. The first for the building with 26 car parking spaces for a term expiring on the 17th July 2028 at an annual rent of £106,792 plus VAT. There is an upward only rent review on the 18th July 2023.

The second lease which is coterminous with the main lease, is for a further 40 car parking spaces located to the rear and required for the D1 Training Facility use. The rent passing is £22,000 pa plus VAT and is subject to a RPI rent review at Year 5.

Business Rates

Within the 2017 Rating List the property has a rateable value of £76,500. Further information regarding the rates payable can be obtained from www.gov.uk.

Terms

The leases are available for assignment.

Viewing & Further Information

Viewing strictly by prior appointment with the agents:

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