Unit 4, Centrus

Arenson Way, Dunstable, LU5 5BN

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TO LET

11,222 sq ft (1,042.56 sq m)

- Refurbished
- 8m clear internal height
- 1 level access loading door
- 15 car parking spaces
- 80kVA power supply
- Secure estate with gated access

Description

Centrus is a modern development of 5 industrial/warehouse units on a secure, gated site, built circa 2004 to a good specification. Unit 4 is a mid terrace unit with forecourt loading.

Location

Centrus is located at the head of Arenson Way, off the roundabout with Boscombe Road and Porz Avenue within the Woodside employment area of Dunstable. Centrus is well located midway between junctions 11 and 11a of the M1 motorway which are within approximately 3 miles (via the A505) and 2.5 miles (via the Woodside Link) respectively. White Lion Retail Park and Dunstable town centre are within walking distance and offer a range of amenity and leisure facilities. The Dunstable to Luton guided busway has an alighting point close to White Lion Retail Park and provides bus services to Luton mainline railway station, Luton Parkway station and London Luton Airport.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse & Ancillary	9,979	927.08
1st - Offices	1,243	115.48
Total	**11,222**	**1,042.56**

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Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

B (44)

Availability

Available Immediately

Rent

Rent on application

Service Charge

£7,757 per annum 2026 Service Charge Year Budget

Legal Costs

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

Business Rates

Unit 4 is currently assessed with Unit 5 and has a combined rateable value of £235,000. Each unit will need to be reassessed when let separately. Estimated rates payable are £3.78 psf

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Hollis Hockley LLP

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