

FULLY REFURBISHED
30,095 sq ft industrial/warehouse unit to let



WOODSIDE

Unit 2, Humphrys Road, Dunstable, LU5 4TP

woodsidedunstable.com



This is Woodside. Home to the industrious and the intrepid.

From green shoots, to broad oaks,
Woodside Industrial Estate provides
the right environment for businesses
of all sizes to grow, employees to
thrive and the community to move
forward together.



Unit 2

30,095 sq ft high-quality industrial/warehouse space



Benefits at a glance:

- ▶ Fully refurbished to a high standard
- ▶ Large, secure 26m deep yard
- ▶ 4 x level loading doors
- ▶ 5.92m eaves height
- ▶ LED warehouse lighting
- ▶ Solar energy savings up to £26,373 p.a.
- ▶ Targeting EPC rating A+

Accommodation and site plan

	SQ FT	SQ M
WAREHOUSE	26,511	2,463
FIRST FLOOR OFFICES	3,584	333
TOTAL	30,095	2,796

Approximate gross external area.



Large, secure
26m deep yard



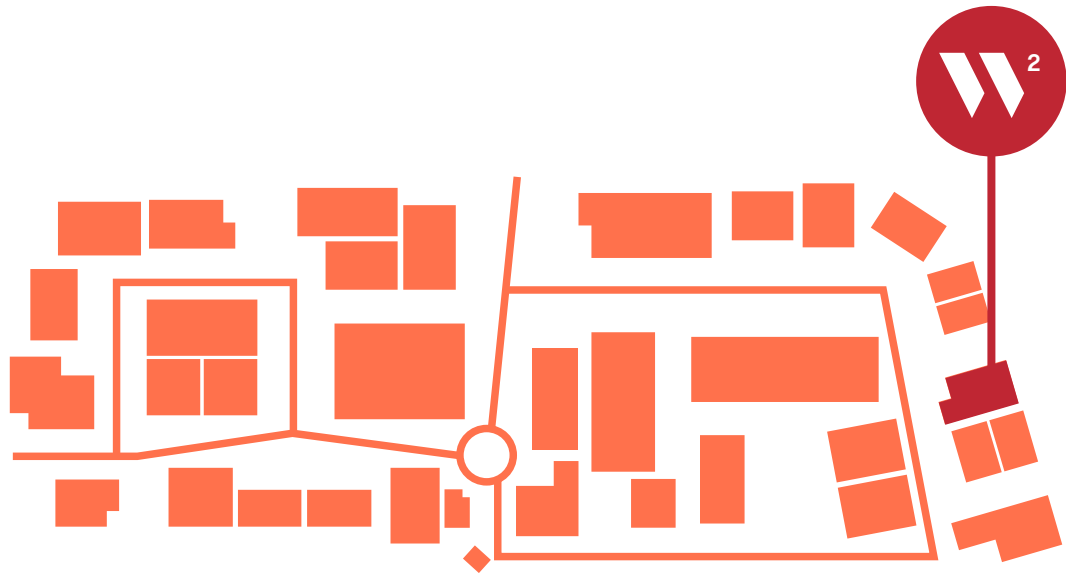
4 x level access
loading doors



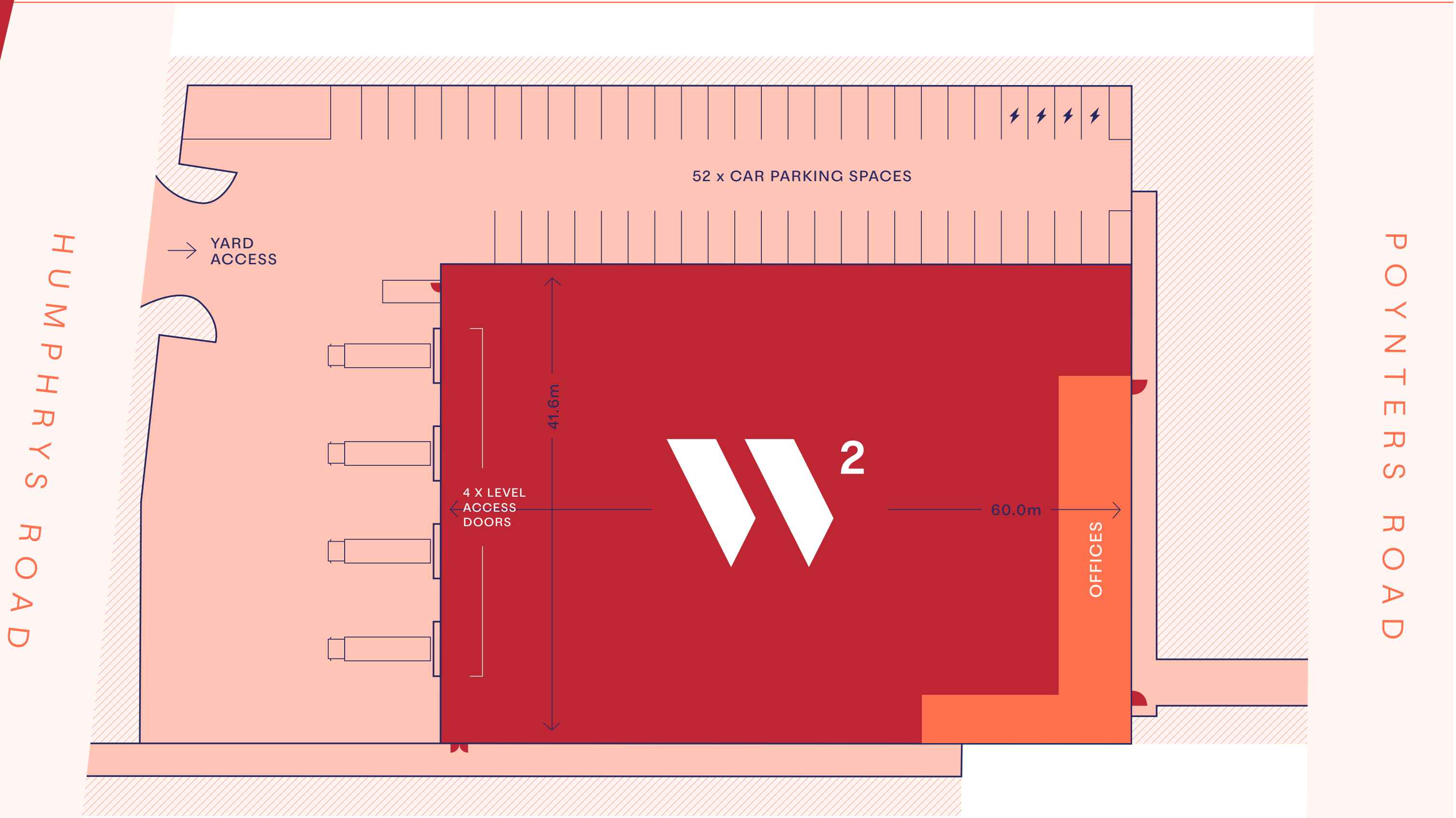
279 kVa power
capacity



52 x car
parking spaces



Unit 2 is a detached industrial/warehouse unit of steel portal frame construction. The unit has recently undergone major refurbishment, including infrastructure and ESG improvements.



Site map is for illustrative purposes only.

Spaces that rise to any occasion



4 x level access
loading doors



Floor loading
capacity 37 kNm²

Subject to testing



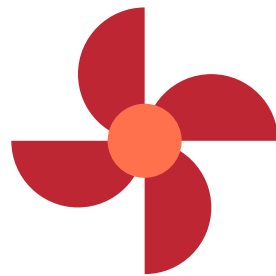
5.92m eaves
height



15% roof lights



279 kVa power
capacity



VRF air
conditioned
offices



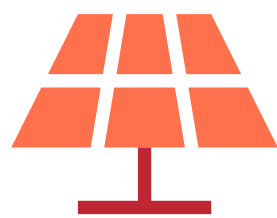
Two storey
offices



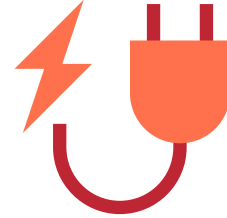
Large, secure
26m deep yard



LED warehouse
lighting



Solar PV system
producing 87,910
kWh p.a.



4 x 22kW EV
charging points



52 x car parking
spaces



Bike storage



Targeting EPC
Rating A+



**Save up to
£26,373 per year***

New PV solar panels will generate an estimated 87,910 kWh p.a.
*Assuming unit cost of £0.30 per kWh.





Kitchen



Entrance



Charging points



External

Growth starts here

EIGHT REASONS TO CHOOSE WOODSIDE



A location that works for you

Perfectly positioned for convenience, just 5 minutes from the M1, 10 minutes from a mainline railway station, and 15 minutes from Luton Airport, you're always connected.



Spacious, high-quality units

Whether you choose a brand new build or a fully refurbished space, every unit at Woodside is designed to help your business thrive. We're on a mission to be the go-to hub for logistics, distribution, and manufacturing in the North London/M1 corridor.



Flexibility to fit your needs

A Local Development Order (LDO) for the Woodside Estate makes planning simple, so you can easily adapt your unit to fit your needs. Plus, being part of a large estate means you have the room to grow.



Sustainable, smart & good for well-being

Sustainability is at the heart of everything we do. Our refurbishments include EV/PV solar panels, Automatic Meter Reading (AMR) systems and EV charging points, reducing your carbon footprint. You'll also have access to our Community Garden and W Studio, offering yoga, pilates, and more.



A safe, well maintained environment

We take care of the details, so you don't have to. Our friendly on-site team manages security, landscaping, and estate maintenance, plus a dedicated Community Manager is always on hand.



More than just a workplace - a community

At Woodside, you're not just renting space - you're joining a vibrant, connected community. Shared spaces like our Community Garden make it easy to meet others, and our Vizta neighbourhood portal keeps you in the loop with updates and events.



Low operational costs

Thanks to economies of scale, we can offer highly competitive service charges and running costs. Plus, our investment in energy-efficient infrastructure, like solar panels, means lower bills.



A skilled workforce on your doorstep

Finding great talent is easy here. With strong, affordable labour pools in nearby Dunstable and Luton, you'll have access to skilled workers just minutes away.

///mats.freed.pines

Everything you need

When it comes to day-to-day amenity, you're also spoilt for choice, with the White Lion Retail Park and Sainsbury's supermarket just a 10-minute walk away or Dunstable town centre a 5-minute drive.

SAINSBURY'S

WHITE LION
RETAIL PARK

DUNSTABLE
TOWN CENTRE

- Superdrug
- TK Maxx
- Halfords
- Argos
- Everlast Gyms
- Tim Hortons

- Quadrant Shopping Centre
- Boots
- Costa
- Greggs

MCDONALD'S



Logistics with a side of spirit

At Woodside, we see the success of your business as being fundamental to the long-term success of the estate - when our occupiers thrive, so do we.

Our goal is to deliver the optimal occupier experience, so as a member of our thriving community, you'll benefit from access to:



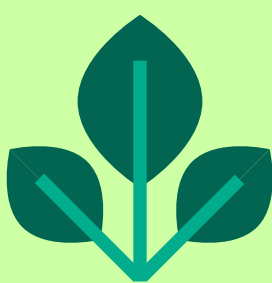
"You won't find another industrial estate like this - we take pride in ensuring Woodside always looks pristine and is developing into a place where nature thrives."

TONY PARKER
HEAD LANDSCAPER



"There's a reason we've been here for over ten years - L&G are constantly making improvements, from upgrading unit specs to investing in communal spaces for our workforce to enjoy."

NIGEL MACHADO
MANAGING DIRECTOR, TRANS HAUL



Green space in the Community Garden

A beautiful outdoor space for all in which to take a break, connect with nature and unwind.



Café & W Suite

Your local lunch spot and multi-use community space to accommodate group meetings and events.



Vizta Portal

An online neighbourhood portal, containing useful documents and estate updates.



Long-term, committed landlord

From upgrading power units to installing solar panels, Legal & General are a landlord you can trust, committed to bringing about long-term success across the estate.



Dedicated on-site support team

Outstanding on-site support from your Community Manager, Property and Landscapes Teams, ensure your experience on the estate is as positive as possible.

Contact



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