

UNDERGOING
REFURBISHMENT

18



WOODSIDE

UNIT 18 | EYNCOURT ROAD, DUNSTABLE, LU5 4TS

40,858 SQ FT WAREHOUSE UNIT TO LET

AVAILABLE Q3 2022

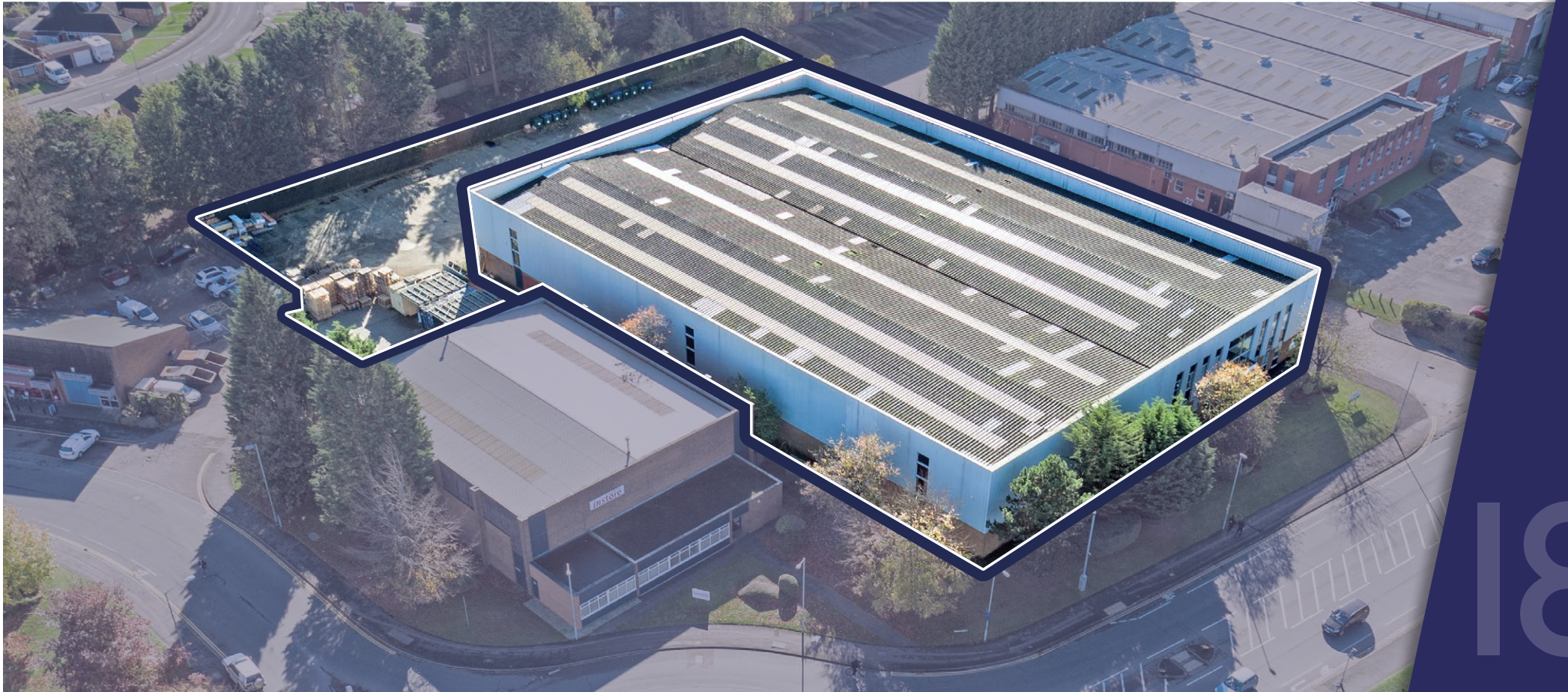
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indicative external refurbishment



indicative internal refurbishment



18

LOCATION

Woodside is strategically located in a prime position midway between Junctions 11 & 11a of the M1 motorway. With easy access to the motorway via the A505 and new Woodside Link Road the M1 provides a direct link to the M25 to the south and M6 to the North. Woodside is within 10 miles of London Luton Airport and Luton Mainline Station which can also be reached via the guided busway which has an alighting point at White Lion Retail Park.

Woodside Industrial Estate offers a mature, managed landscaped environment whilst benefiting from 24 hour on-site security, monitored CCTV throughout the estate, an estates office, broadband facilities and a good local bus service.

Major occupiers on the estate include WH Smith, DPD, Synergy Healthcare, Signature Flatbreads and DX.

DESCRIPTION

Unit 18 Woodside comprises a detached warehouse unit with rear yard and car parking in a prominent location close to the amenities and security office on Woodside Estate. The unit is undergoing a comprehensive back to frame refurbishment and will be available for occupation in Q3 2022.

ACCOMMODATION

GROUND FLOOR WAREHOUSE	37,560 SQ FT	(3,489.4 SQ M)
GROUND FLOOR OFFICES & RECEPTION	1,649 SQ FT	(153.2 SQ M)
FIRST FLOOR OFFICES	1,649 SQ FT	(153.2 SQ M)
TOTAL	40,858 SQ FT	(3,795.8 SQ M)

Approximate Gross External Area

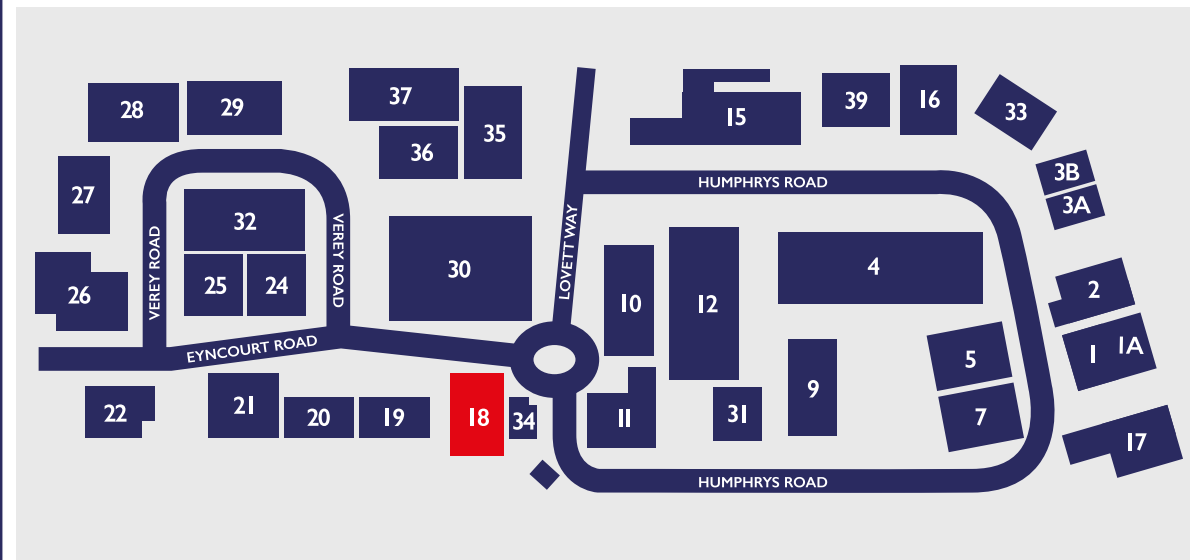
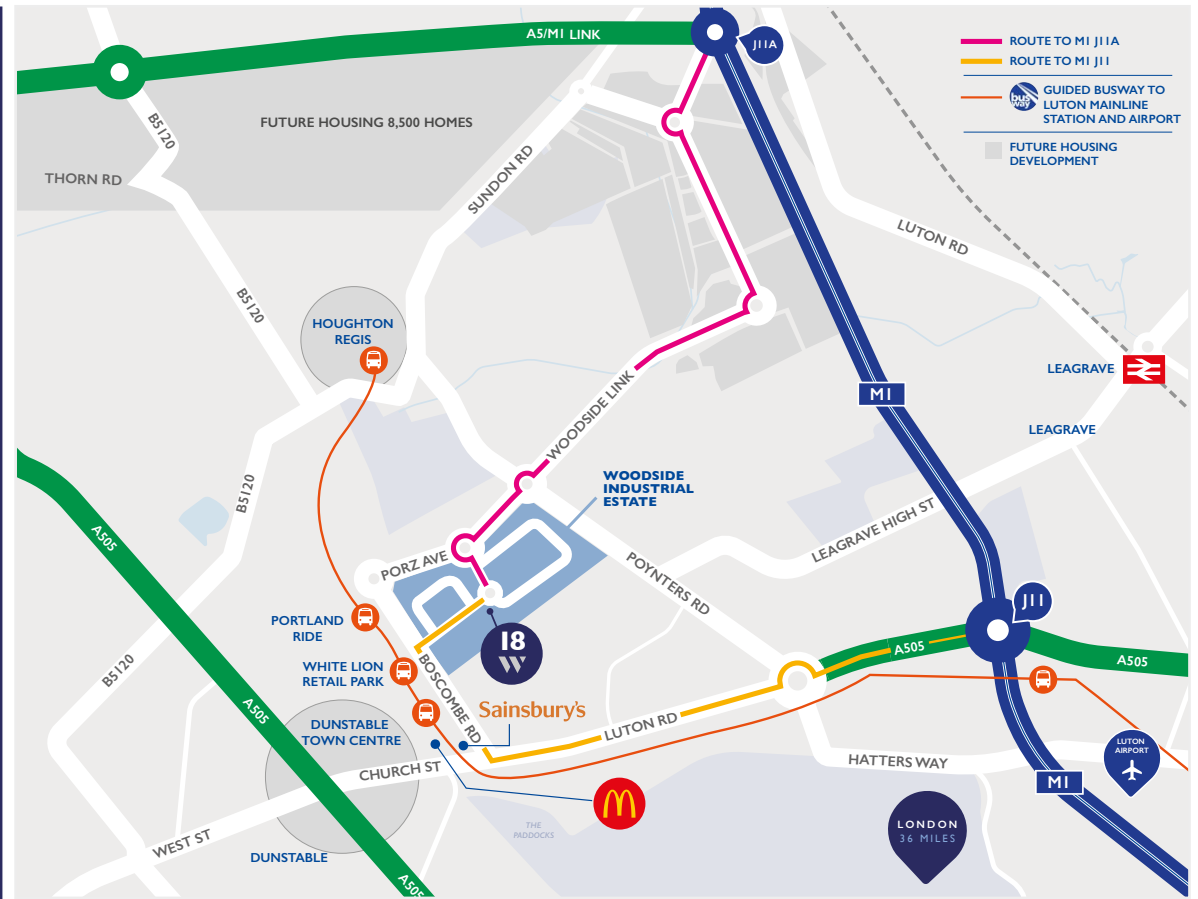
SPECIFICATION

- ▶ New roof covering, roof lights and cladding
- ▶ Eaves height 6.67m / ridge height 6.11m
- ▶ 9 level access loading doors
- ▶ 29.4m yard
- ▶ New LED lighting throughout, including the warehouse
- ▶ Air conditioned, fully refurbished offices
- ▶ New double glazed windows
- ▶ Refurbished amenity block
- ▶ EV charging points
- ▶ PV system on roof

EPC The EPC will be updated following the refurbishment and is targeting a rating of A.

DRIVE TIMES

M1 ▶ JUNCTION 11 & 11a	7 Minutes	3 Miles
LONDON LUTON AIRPORT	15 Minutes	10 Miles
M25	25 Minutes	18 Miles
PARK ROYAL	51 Minutes	34 Miles
CENTRAL LONDON	76 Minutes	36 Miles
M6	63 Minutes	56 Miles





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