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WOODSIDE

UNIT 2 | HUMPHRYS ROAD, DUNSTABLE, LU5 4TP

PROMINENT 33,136 SQ FT WAREHOUSE UNIT TO LET
FULLY REFURBISHED - AVAILABLE NOW

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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 benefitting 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 Meggitt Plc.

DESCRIPTION

Unit 2 comprises a detached warehouse unit fronting Humphrys Road with a secure yard and separate car parking. The unit has been extensively refurbished and is available for immediate occupation.

ACCOMMODATION

GF OFFICES	2,260 SQ FT	(210 SQ M)
FF OFFICES	2,260 SQ FT	(210 SQ M)
WAREHOUSE	28,227 SQ FT	(2622 SQ M)
FF WAREHOUSE OFFICES	389 SQ FT	(36 SQ M)
TOTAL	33,136 SQ FT	(3078 SQ M)

Approximate Gross External Area

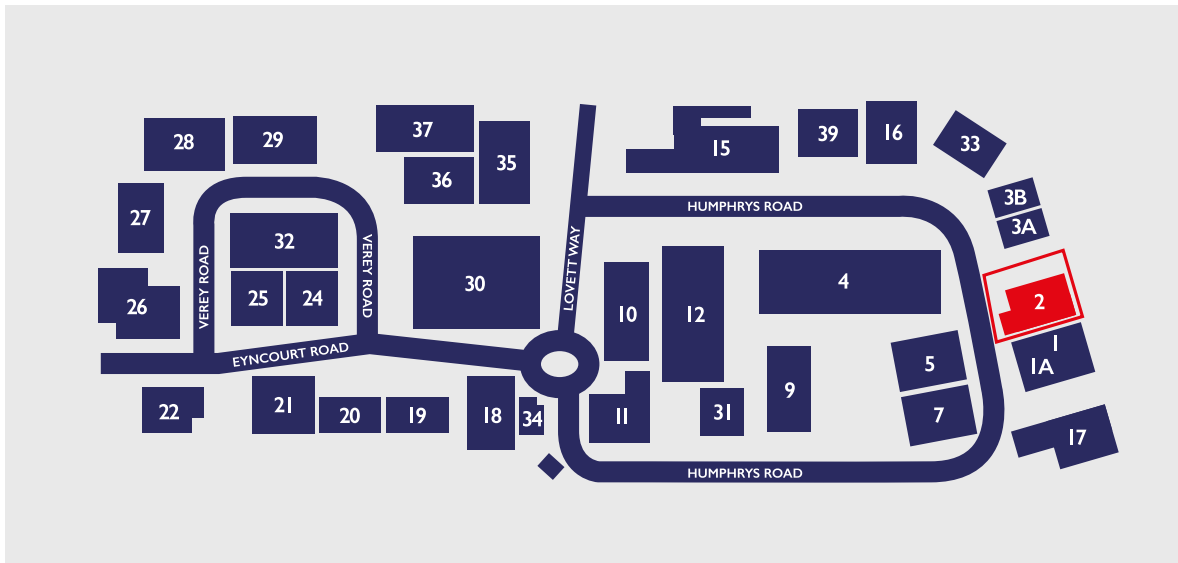
PROPOSED SPECIFICATION

- ▶ Extensively refurbished
- ▶ New roof and re-clad
- ▶ Refurbished offices
- ▶ 5.92m eaves height
- ▶ Secure yard and car park
- ▶ 24 hour on site estate security
- ▶ 2 level entry access doors
- ▶ 78 car spaces
- ▶ Shopping and broadband facilities.

EPC The current rating for this unit is B-34.

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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