

33



WOODSIDE

UNIT 33 | HUMPHRYS ROAD, DUNSTABLE, LU5 4TP

PROMINENT 45,305 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 33 comprises a detached warehouse unit in a prominent location fronting Poynters Road with a secure rear yard and separate car park. The unit has been fully refurbished to a high standard.

ACCOMMODATION

| | | |
|--------------|---------------------|----------------------|
| WAREHOUSE | 39,445 SQ FT | (3,664.5 SQ M) |
| GF OFFICES | 2,930 SQ FT | (272.2 SQ M) |
| FF OFFICES | 2,930 SQ FT | (272.2 SQ M) |
| TOTAL | 45,305 SQ FT | (4208.9 SQ M) |

Approximate Gross External Area

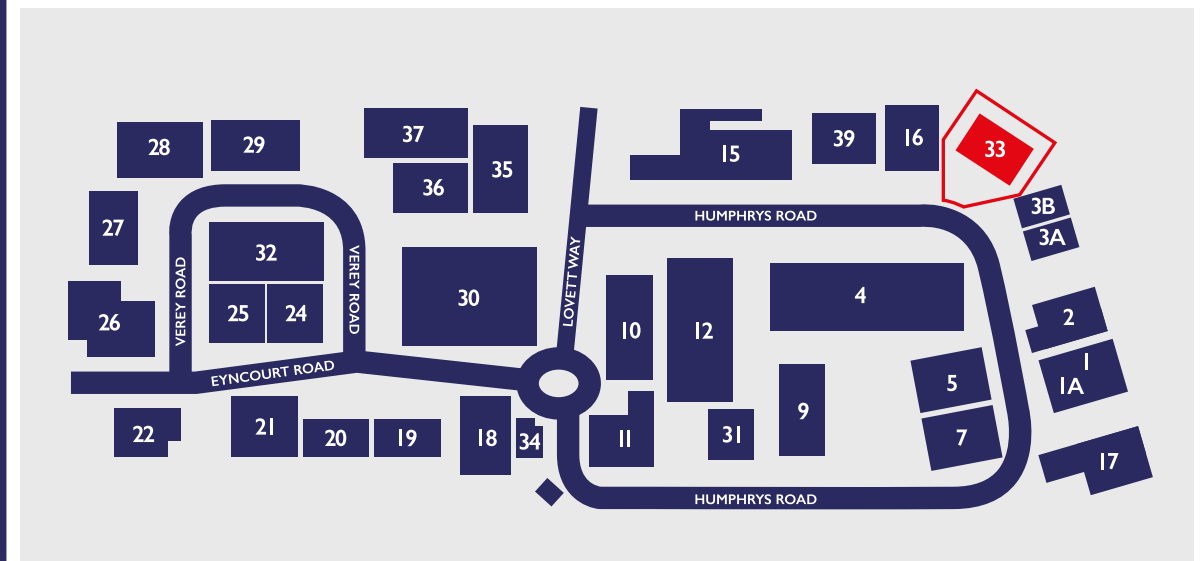
SPECIFICATION

- ▶ Fully Refurbished
- ▶ 6 level access doors
- ▶ 35 car spaces
- ▶ 6m eaves height
- ▶ Ground and first floor offices
- ▶ 24 hour on site estate security
- ▶ Secure yard area
- ▶ Shopping and broadband facilities
- ▶ Dual access from Humphrys Road and Poynters Road

EPC The rating for this unit is D-78

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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