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Vision 44

WOODSIDE

44,000 sq ft brand new
industrial/warehouse unit

Available Q1 2026

woodsidedunstable.com

Vision44, Humphrys Road, Dunstable LU5 4TP

INDICATIVE CGI





1. Smart Space

This 44,000 sq ft unit combines cutting-edge warehouse functionality with high-quality office space, designed to support long-term efficiency.



2. Strategic Location

Benefit from a rare combination of road, rail & air connections right on your doorstep.



3. Sustainable

Enjoy a range of sustainability benefits, such as PV panels and EV charging to help reduce your operational costs.



4. Industrious Spirit

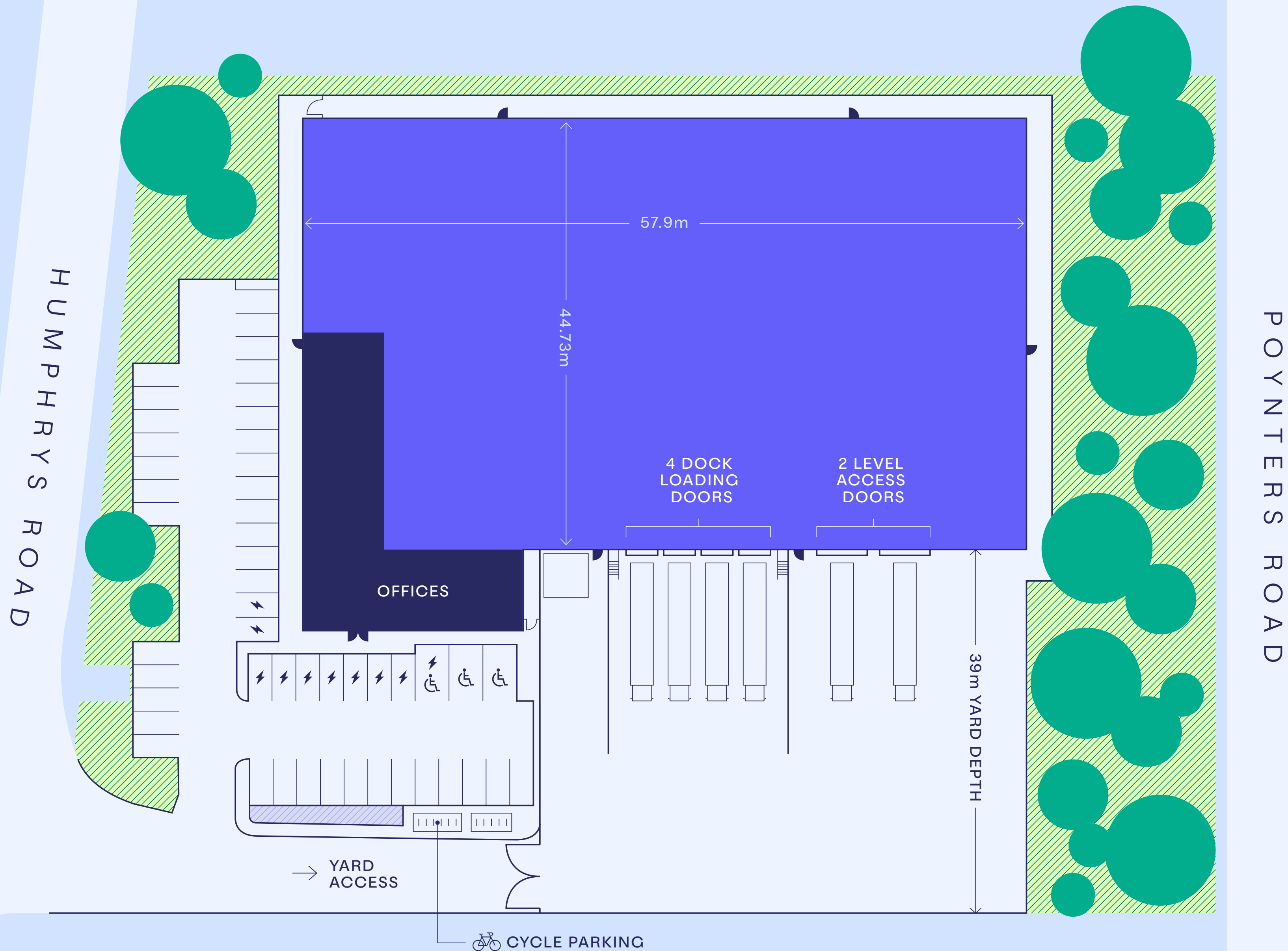
Join a vibrant occupier community and an industrial estate with the vision to become the greenest in the UK.

**Brand new space
that works harder to
make you more efficient.**

Benefits at a glance:

- 12.5m clear internal height
- 4 x dock loading doors
- 2 x level access loading doors
- Large, secure 39m service yard
- Solar PV panels saving estimated £16,667 p.a.*
- Target EPC rating A+

	SQ FT	SQ M
WAREHOUSE	39,848	3,702
OFFICES	4,047	376
TOTAL	43,895	4,078





INDICATIVE COI

External view // Vision 44



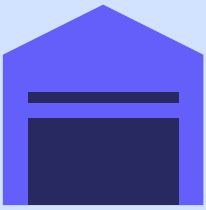
Note: Image shows similar new build warehouse and is indicative only.



INDICATIVE CGI



2 x level access doors



4 x dock loading doors



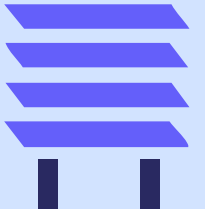
12.5m clear internal height



50kN sqm floor loading



500 kVA power capacity



External brise soleil solar shading



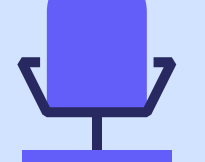
52 x car parking spaces



10 x EV charging points



22 x cycle storage spaces



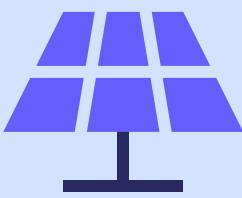
Grade A office space

SPECIFICATION



Reducing emissions and your costs.

Sustainability is central to Vision 44, with PV solar panels, smart tech systems and EV charging points to reduce carbon impact and increase energy savings. The building is targeting BREEAM Excellent and EPC A+ ratings, ensuring energy efficiency and future-proof performance.



Solar PV panels saving estimated £16,677 p.a.*



LED warehouse lighting



Target EPC Rating A+



Target BREEAM Excellent

*Based on estimated kWh of £0.30.

Connected in every direction

Strategically located in a prime position, midway between Junctions 11 & 11A of the M1, with easy access via the A505 and Woodside Link Road, and within 10 miles of London Luton Airport and Luton Mainline Station.

WHAT3WORDS

[///mats.freed.pines](https://www.what3words.com/mats.freed.pines)

Connection	Distance	Time
M1 - Junction 11 & 11A	3 miles	10 mins
M25- Junction 21	23 miles	53 mins
Park Royal	38 miles	1 hr 20 mins
M40 - Junction 1	33 miles	55 mins
Central London	39 miles	1 hr 53 mins
Birmingham	84 miles	2 hrs 32 mins
Manchester	165 miles	4 hrs 53 mins
London Luton	10 miles	32 mins
London Heathrow	41 miles	1 hr 21 mins
London Stansted	59 miles	1 hr 50 mins
London Gatwick	77 miles	2 hrs 18 mins

10
miles

from Luton airport

10
minutes

from a mainline
railway station



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.

Everything you need.

SAINSBURY'S

MCDONALD'S

WHITE LION RETAIL PARK

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

DUNSTABLE TOWN CENTRE

- Quadrant Shopping Centre
- Boots
- Costa
- Greggs

1. 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.

5. 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.

2. 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.

6. 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.

3. 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.

7. 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.

4. Sustainable, smart & good for well-being

Sustainability is at the heart of everything we do. Our refurbishments and developments include 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.

8. 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.

Growth starts at Woodside





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Siren Design 2025.

CONTACT