

39



WOODSIDE

UNIT 39 | HUMPHRYS ROAD, DUNSTABLE, LU5 4TP

MODERN 17,887 SQ FT WAREHOUSE UNIT WITH LARGE YARD TO LET
TO BE REFURBISHED

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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, Aryzta and Meggitt Plc.

DESCRIPTION

Unit 39 comprises a modern, detached warehouse unit on a large secure site, with low site coverage, benefitting extensive hard standing and multiple loading doors. Available from February 2019 the unit will be refurbished prior to occupation.

ACCOMMODATION

WAREHOUSE	14,387 SQ FT	(1,336.5 SQ M)
GF OFFICES	1,750 SQ FT	(162.5 SQ M)
FF OFFICES	1,750 SQ FT	(162.5 SQ M)
TOTAL	17,887 SQ FT	(1,661.7 SQ M)

Approximate Gross External Area

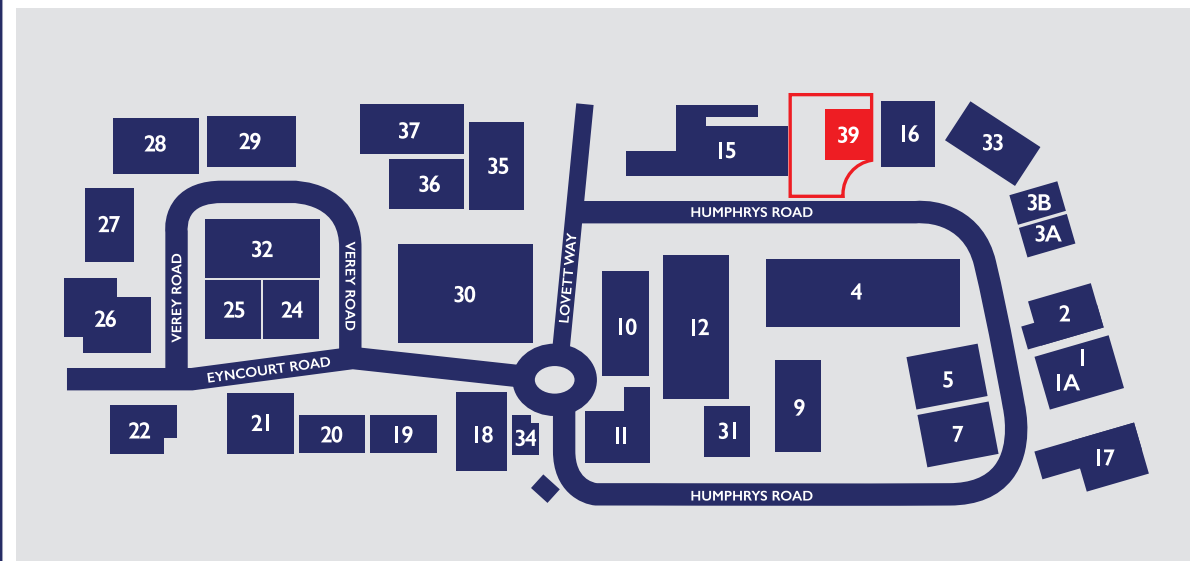
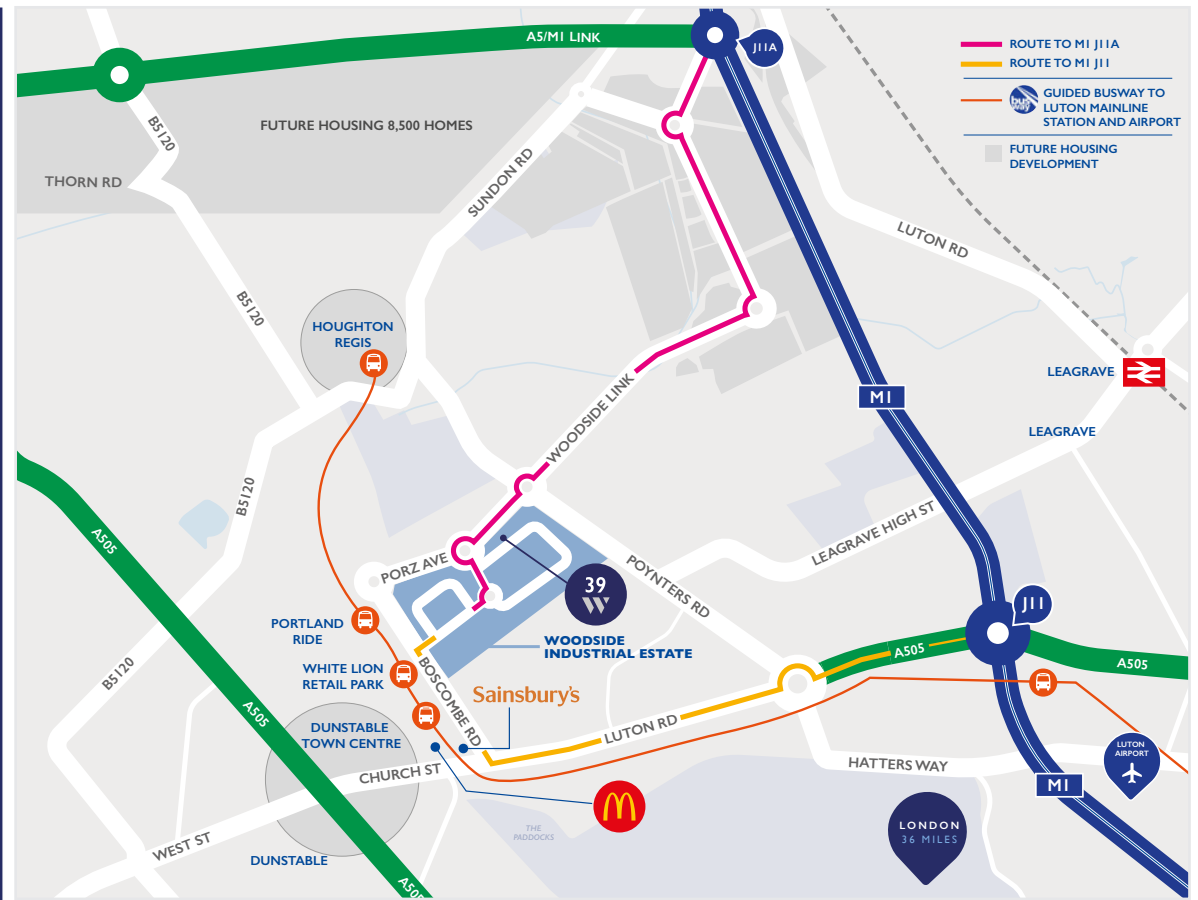
SPECIFICATION

- ▶ Built 2003
- ▶ Large secure site (1.42 acres)
- ▶ Extensive hardstanding
- ▶ Low site coverage (28%)
- ▶ 12 level entry loading doors
- ▶ 24 hour on site estate security
- ▶ Shopping and broadband facilities
- ▶ 35 car spaces
- ▶ 7.26m eaves height
- ▶ Loading canopy

EPC Available upon request

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





Sample Image showing recent refurbishment of unit 36

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