



## WOODSIDE

### UNIT 33 | HUMPHRYS ROAD, DUNSTABLE, LU5 4TP

## PROMINENT 45,305 SQ FT WAREHOUSE UNIT TO LET TO BE REFURBISHED

W W W . W O O D S I D E D U N S T A B L E . C O M



#### LOCATION

Woodside is strategically located in a prime position midway between Junctions II & IIa of the MI motorway. With easy access to the motorway via the A505 and new Woodside Link Road the MI 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 33 comprises a detached warehouse unit in a prominent location fronting Poynters Road with a secure rear yard and separate car park. Available from June 2019 the unit will be refurbished prior to occupation.

#### 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	(4,208.9 SQ M)

Approximate Gross External Area

#### SPECIFICATION

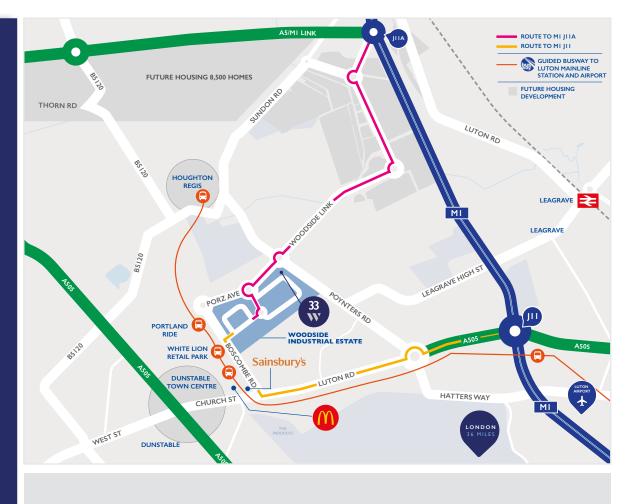
- To be refurbished
  4 level access doors
  35 car spaces
  6m eaves height
  Ground and first floor offices
  24 hour on site estate security
- Secure yard area
- Shopping and broadband facilities
  Dual access from Humphrys Road

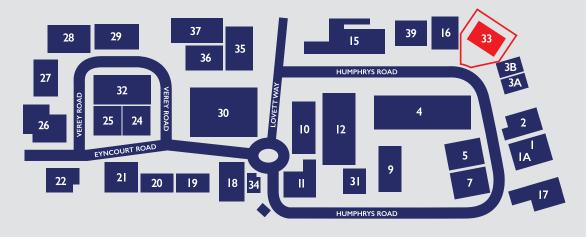
and Poynters Road

#### EPC Available upon request

#### DRIVE TIMES

MI ► Junction II & IIa	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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HUGO JACK

hugo.Jack@eu.jll.com | 07525 824 571

KATIE HOGGARTH katie.hoggarth@eu.jll.com | 07736 374 045



JAKE HUNTLEY | jake.huntley@dtre.eu | 07765 |54 2||

RICHARD HARMAN

richard.harman@dtre.eu | 07776 200 143



LLOYD SPENCER

lspencer@adroitrealestate.co.uk | 07768 480 937

STEVE WILLIAMS swilliams@adroitrealestate.co.uk | 07860 708 665

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