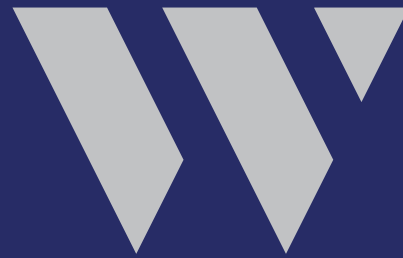


33



**WOODSIDE**

UNIT 33 | HUMPHRYS ROAD, DUNSTABLE, LU5 4TP

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

[WWW.WOODSIDEDUNSTABLE.COM](http://WWW.WOODSIDEDUNSTABLE.COM)







## 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 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)
<b>TOTAL</b>	<b>45,305 SQ FT</b>	<b>(4,208.9 SQ M)</b>

*Approximate Gross External Area*

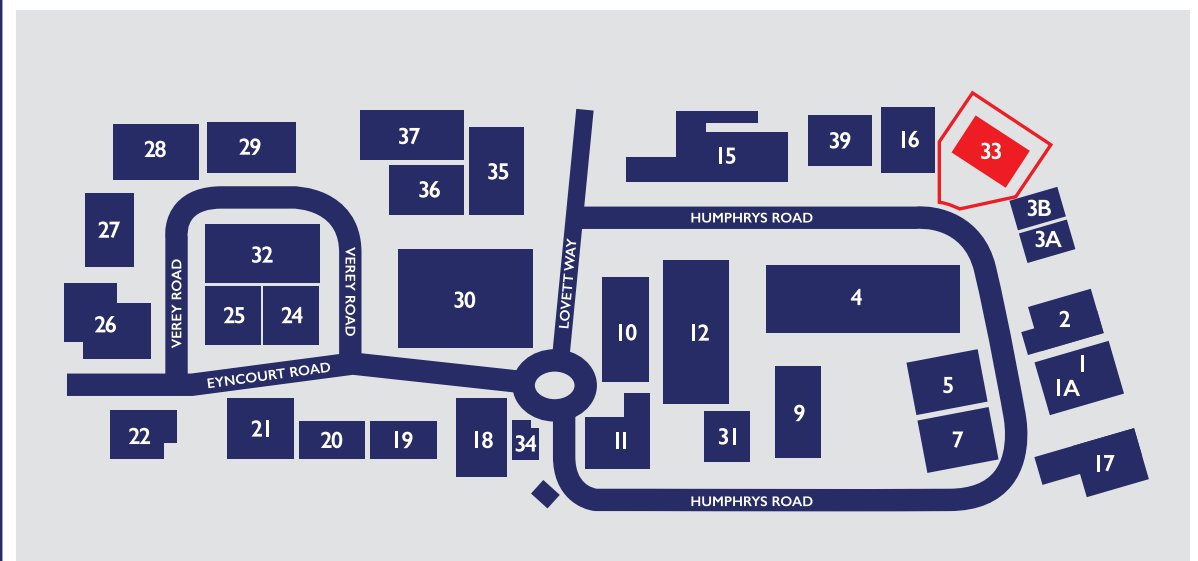
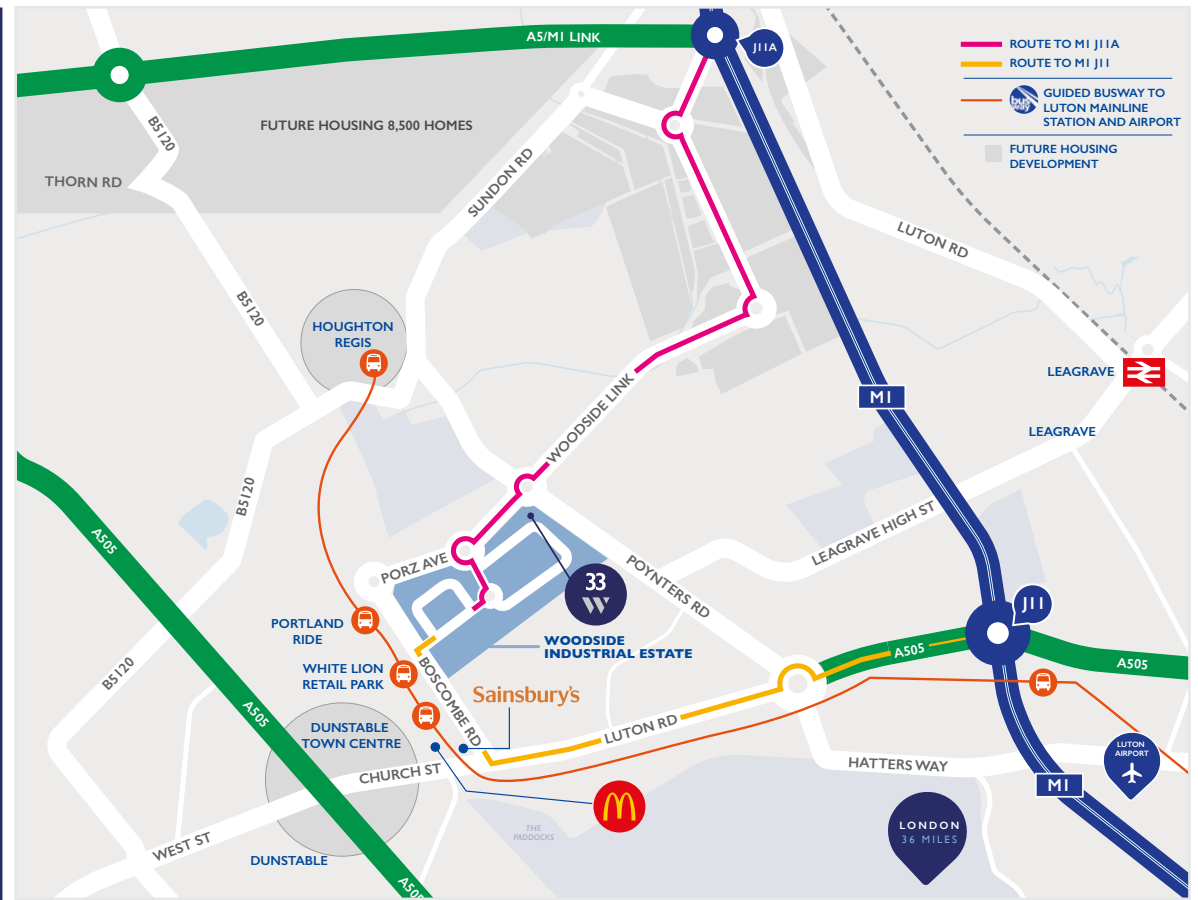
## SPECIFICATION

- ▶ 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

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

# WOODSIDE

WWW.WOODSIDEDUNSTABLE.COM



**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 154 211

**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