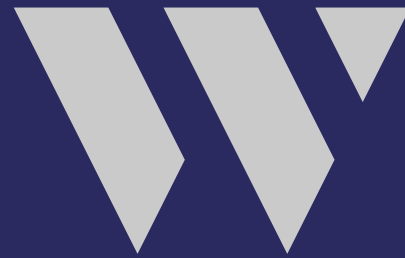


16



# WOODSIDE

UNIT 16 | HUMPHRYS ROAD, DUNSTABLE, LU5 4TP

PROMINENT 33,755 SQ FT WAREHOUSE UNIT TO LET  
FULLY REFURBISHED - AVAILABLE NOW

[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 benefiting 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 16 comprises a detached warehouse unit in a prominent location fronting Humphrys Road with a secure rear yard and car park. The unit has been extensively refurbished and is available for immediate occupation.

## ACCOMMODATION

GROUND FLOOR OFFICES	1,654 SQ FT	(153 SQ M)
FIRST FLOOR OFFICES	1,654 SQ FT	(153 SQ M)
WAREHOUSE	30,447 SQ FT	(2,829 SQ M)
<b>TOTAL</b>	<b>33,755 SQ FT</b>	<b>(3135 SQ M)</b>

Approximate Gross External Area

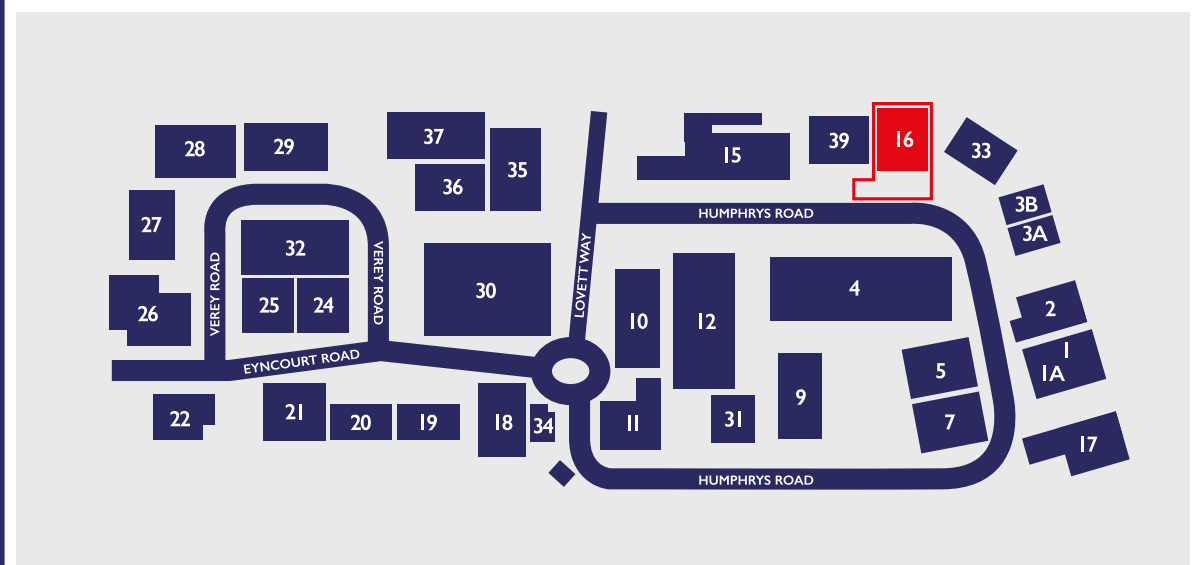
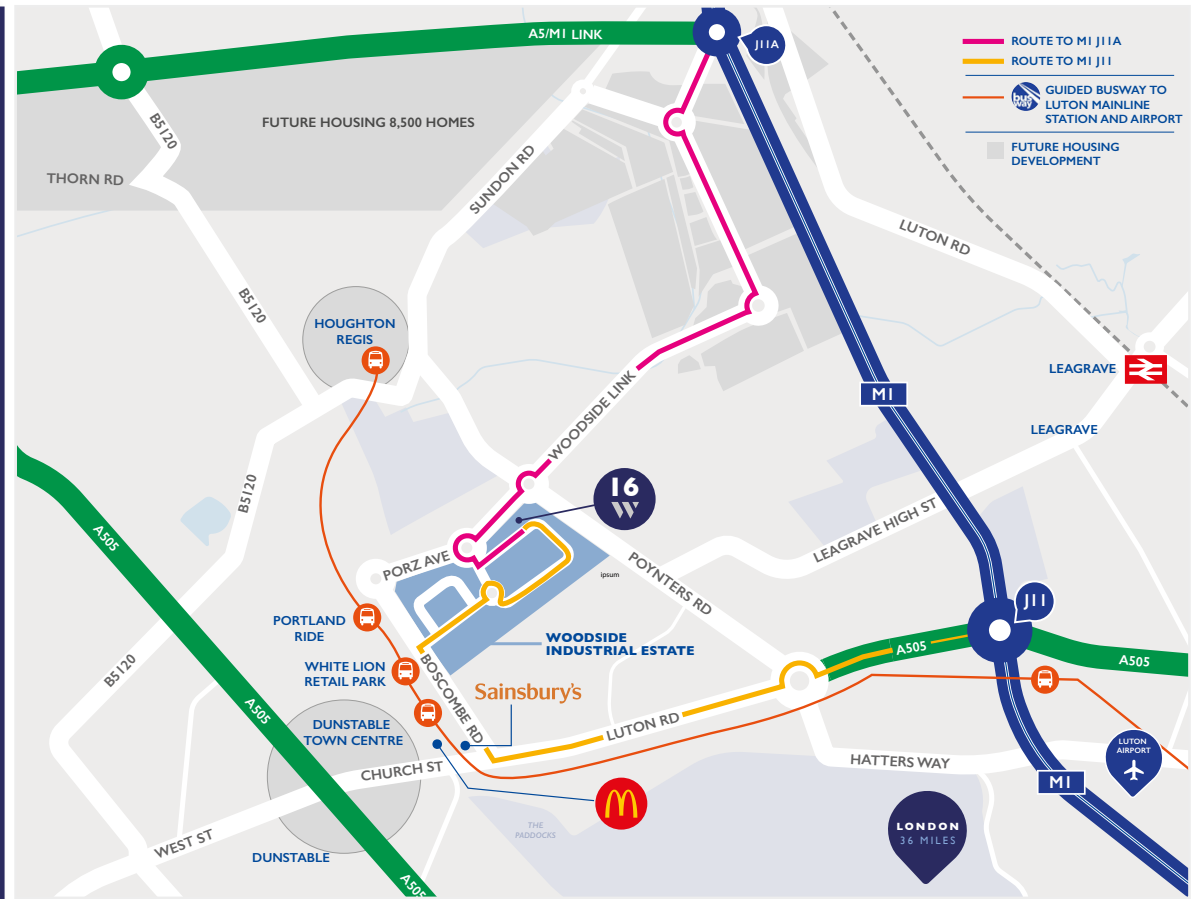
## SPECIFICATION (POST REFURBISHMENT)

- ▶ Extensively refurbished
- ▶ Secure self contained yard
- ▶ 24 hour on site estate security
- ▶ New roof and re-clad
- ▶ Yard depth is 29m
- ▶ Shopping and broadband facilities
- ▶ 7.1m eaves height
- ▶ 30 car parking spaces
- ▶ 4 ground level access doors
- ▶ 3-Phase power

EPC The current rating for this unit is B-31.

## 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





# WOODSIDE

WWW.WOODSIDEDUNSTABLE.COM



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Prepared March 2021 | JOB6418-7 Designed by threesixtygroup