

**AVAILABLE  
Q1 2024**

**29**



# WOODSIDE

UNIT 29 | VEREY ROAD, DUNSTABLE, LU5 4TT

**COMPREHENSIVELY REFURBISHED**

**40,191 SQ FT INDUSTRIAL / DISTRIBUTION UNIT TO LET**

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



TARGET BREEAM  
RATING EXCELLENT



TARGET EPC  
RATING A



4 EV CHARGING  
POINTS



140 kW<sub>p</sub>  
PV PANELS



2 BICYCLE  
SHELTERS



VRF AIR  
CONDITIONING



A DETACHED, FULLY REFURBISHED INDUSTRIAL/  
DISTRIBUTION UNIT WITH LARGE SECURE YARD  
CLOSE TO JUNCTION 11 & 11A OF THE M1

29

## LOCATION

Woodside is strategically located in a prime position midway between Junctions 11 & 11a of the M1 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 on-site security, monitored CCTV throughout the estate, an estate office, broadband facilities and a good local bus service.

Major occupiers on the estate include WH Smith, DPD, Synergy Healthcare and DX.

## DESCRIPTION

Unit 29 is a fully refurbished detached industrial/distribution unit of steel portal frame construction situated on Verey Road in the Woodside Industrial Estate. The unit will be available for occupation Q1 2024.

## ACCOMMODATION

WAREHOUSE	35,187 SQ FT	(3,269 SQ M)
GROUND FLOOR OFFICES	2,486 SQ FT	(231 SQ M)
FIRST FLOOR OFFICES	2,518 SQ FT	(234 SQ M)
<b>TOTAL</b>	<b>40,191 SQ FT</b>	<b>(3,734 SQ M)</b>

Approximate Gross External Area

## SPECIFICATION

- ▶ Eaves height 6.64m
- ▶ 47m yard depth
- ▶ 4 22kW EV charging points
- ▶ High quality offices
- ▶ 3 level access doors
- ▶ 140 kWp PV Panels
- ▶ Large secure yard
- ▶ 33 car parking spaces

EPC To be reassessed upon completion of the refurbishment, targeting an EPC rating A.

## DRIVE TIMES

M1 ► JUNCTION 11 & 11a	7 Mins	3 Miles
LONDON LUTON AIRPORT	15 Mins	10 Miles
M25	25 Mins	18 Miles
PARK ROYAL	51 Mins	34 Miles
CENTRAL LONDON	76 Mins	36 Miles
M6	63 Mins	56 Miles





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