

AVAILABLE  
Q3 2024

36



WOODSIDE

UNIT 36 | VEREY ROAD, DUNSTABLE, LU5 4TT

A HIGH QUALITY 29,331 SQ FT INDUSTRIAL / DISTRIBUTION UNIT TO LET

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



A DETACHED DISTRIBUTION UNIT  
WITH A LARGE SECURE YARD LOCATED  
CLOSE TO JUNCTION II & IIA OF THE MI



TO BE  
REFURBISHED



EV CHARGING  
POINTS



PV ROOF  
PANELS



BICYCLE  
RACK



VRF AIR  
CONDITIONING

## 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 36 is a detached distribution unit of steel portal frame construction situated at the heart of Woodside Industrial Estate. The unit is due to undergo refurbishment and will be available Q3 2024.

## ACCOMMODATION

WAREHOUSE	26,805 SQ FT	(2,490 SQ M)
GF & FF OFFICES	2,526 SQ FT	(235 SQ M)
<b>TOTAL</b>	<b>29,331 SQ FT</b>	<b>(2,725 SQ M)</b>

Approximate Gross External Area

## SPECIFICATION

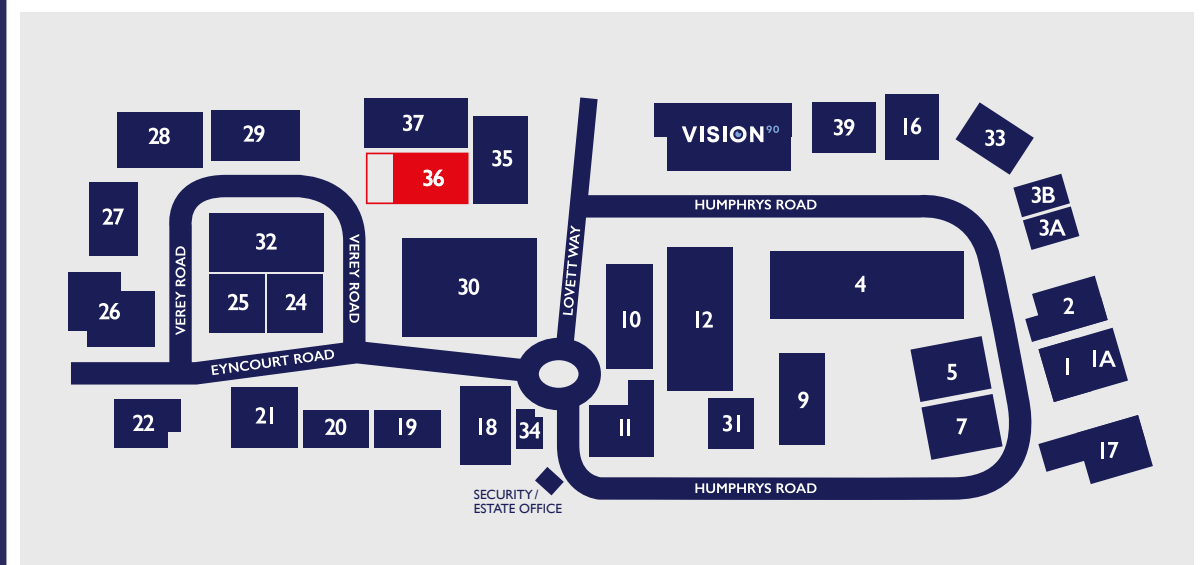
- ▶ New roof in 2019
- ▶ Eaves height 7.1m
- ▶ Large secure yard
- ▶ 37m yard depth
- ▶ 3 level access doors
- ▶ 35 car parking spaces
- ▶ High quality air-conditioned offices
- ▶ 22kW EV charging points

## EPC

C - 56. To be reassessed following refurbishment.

## 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





Indicative internal

# WOODSIDE

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