

Unit 10, Woodside Industrial Estate

Humphrys Road, Dunstable, LU5 4TP

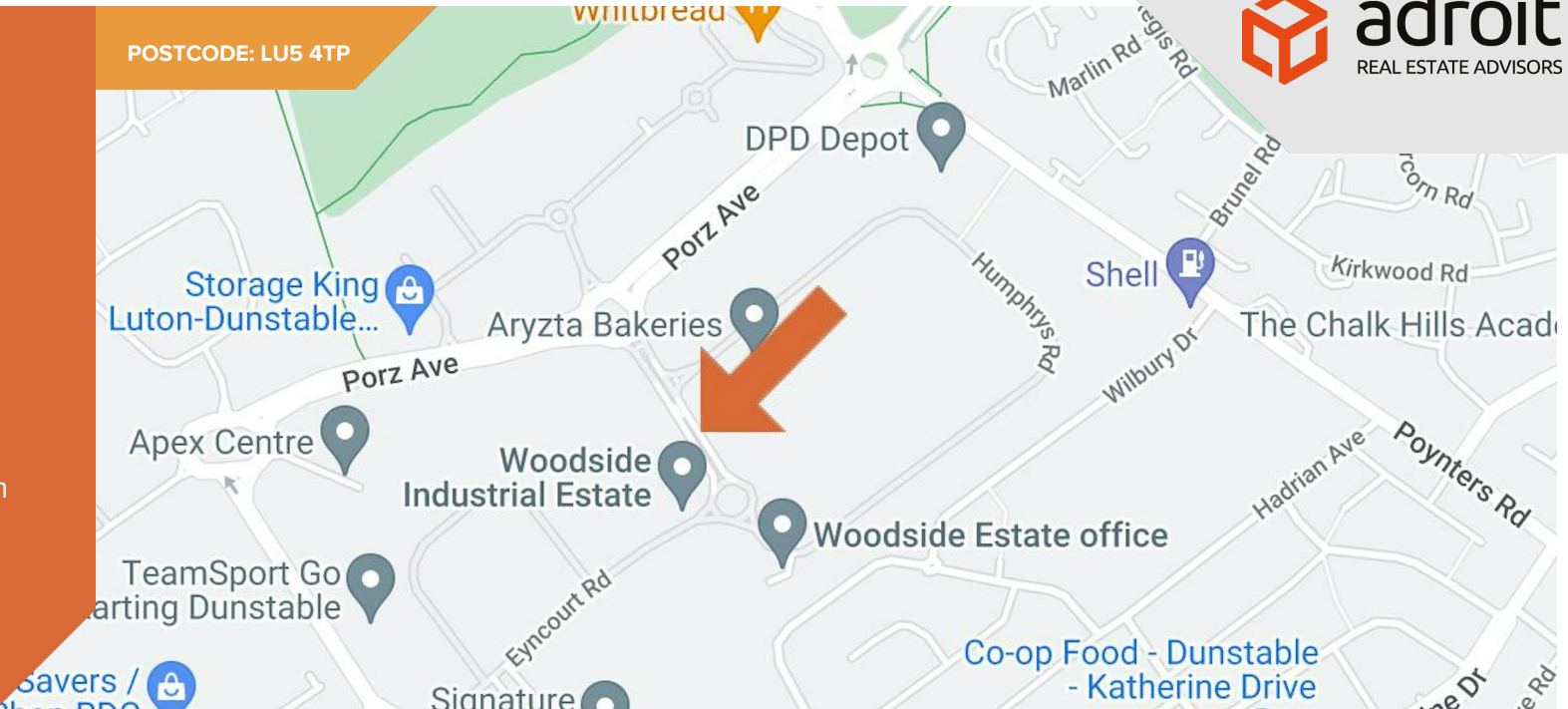


TO LET

55,648 sq ft (5,169.87 sq m)

POSTCODE: LU5 4TP

- Undergoing Refurbishment
- 7.14m eaves height
- 2 level access loading doors
- 5 dock loading doors
- 42 car parking spaces
- New roof with 15% roof lights
- New 140 kWp solar PV system



Description

Unit 10 Woodside comprises a detached industrial/distribution unit in a high profile, corner location at one of the main entrances to Woodside Industrial Estate. The unit benefits a large secure yard and separate car park with dock and level loading. The unit is undergoing a comprehensive refurbishment and will be ready for occupation in June 2024.

A outline specification of refurbishment works is available on request.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse & Ancillary	50,482	4,689.93
1st - Offices	5,166	479.94
Total	55,648	5,169.87

Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Q2 2024

Rent

Rent on application

Service Charge

£0.39 per sq ft 2023 Service Charge Budget

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value of £340,000.00

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, JLL

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