

FULLY REFURBISHED
54,788 sq ft industrial warehouse unit to let



WOODSIDE

UNIT 10 | Humphrys Road, Dunstable, LU5 4TU

This is Woodside. Home to the industrious and the intrepid.

From green shoots, to broad oaks, Woodside Industrial Estate provides the right environment for businesses of all sizes to grow, employees to thrive and the community to move forward together.



Unit 10

54,788 sq ft high-quality industrial/warehouse space



Benefits at a glance:

- ▶ Fully refurbished to a high standard
- ▶ Large, secure 39m deep yard
- ▶ Dock and level loading
- ▶ Fully fitted Cat A+ office space
- ▶ LED lighting installed
- ▶ Solar energy savings up to £31,647 pa
- ▶ EPC rating A+
- ▶ Consent for industrial, storage and distribution uses

Accommodation and site plan

| | SQ FT | SQ M |
|---------------------|---------------|--------------|
| WAREHOUSE | 49,966 | 4,642 |
| FIRST FLOOR OFFICES | 4,822 | 448 |
| TOTAL | 54,788 | 5,090 |

Approximate gross external area.



5 x dock loading doors



2 x level access loading doors



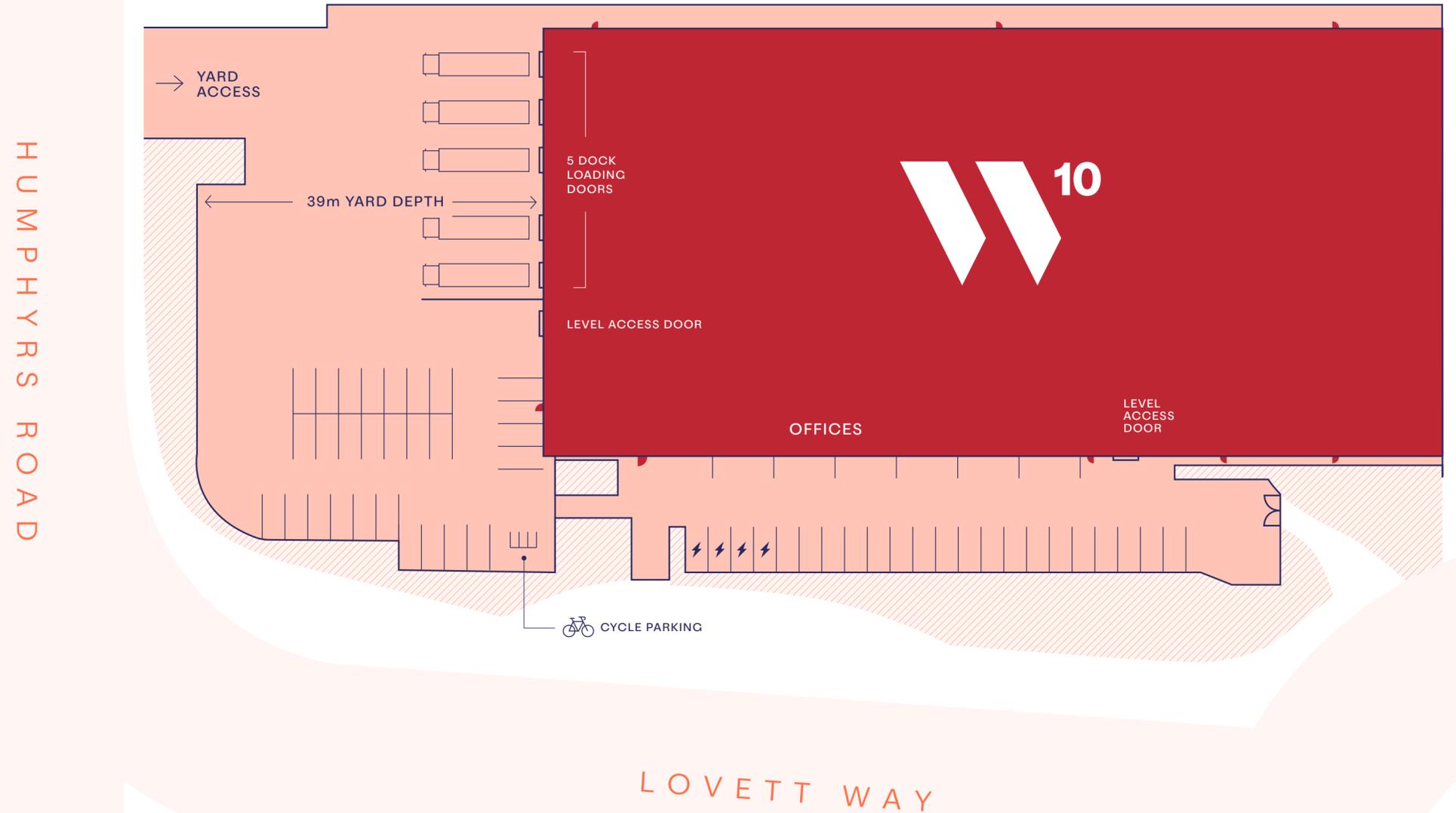
Large, secure 39m deep yard



42 car parking spaces



Unit 10 is a detached industrial/warehouse unit of steel portal frame construction. The unit has recently undergone major refurbishment, including infrastructure and ESG improvements.





Spaces that rise to any occasion



5 x dock loading doors



2 x level access loading doors



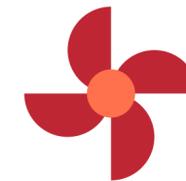
7.14m eaves height



15% roof lights



500 kVA power capacity



VRF air conditioned offices



Fully fitted and furnished office space



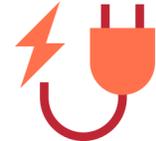
Large, secure 39m deep yard



LED warehouse lighting



Solar PV panels producing 105,490 kWh per annum



4 x 22kW EV charging points



42 x car parking spaces



Bike storage



EPC rating A+




**Save up to
£31,647* a year**

New PV solar panels will generate an estimated 105,490 kWh per year.

*Assuming unit cost of £0.30 per kWh.





External



Dock level doors



Bike racks



Parking and van loading bay





Reception



Fitted kitchen



Fitted office space



Fitted office space

Growth starts here.

EIGHT REASONS TO CHOOSE WOODSIDE



A location that works for you

Perfectly positioned for convenience, just 5 minutes from the M1, 10 minutes from a mainline railway station, and 15 minutes from Luton Airport, you're always connected.



Spacious, high-quality units

Whether you choose a brand new build or a fully refurbished space, every unit at Woodside is designed to help your business thrive. We're on a mission to be the go-to hub for logistics, distribution, and manufacturing in the North London/M1 corridor.



Flexibility to fit your needs

A Local Development Order (LDO) for the Woodside Estate makes planning simple, so you can easily adapt your unit to fit your needs. Plus, being part of a large estate means you have the room to grow.



Sustainable, smart & good for well-being

Sustainability is at the heart of everything we do. Our refurbishments include EV/PV solar panels, Automatic Meter Reading (AMR) systems and EV charging points, reducing your carbon footprint. You'll also have access to our Community Garden and W Studio, offering yoga, pilates, and more.



A safe, well maintained environment

We take care of the details, so you don't have to. Our friendly on-site team manages security, landscaping, and estate maintenance, plus a dedicated Community Manager is always on hand.



More than just a workplace - a community

At Woodside, you're not just renting space - you're joining a vibrant, connected community. Shared spaces like our Community Garden make it easy to meet others, and our Vizta neighbourhood portal keeps you in the loop with updates and events.



Low operational costs

Thanks to economies of scale, we can offer highly competitive service charges and running costs. Plus, our investment in energy-efficient infrastructure, like solar panels, means lower bills.



A skilled workforce on your doorstep

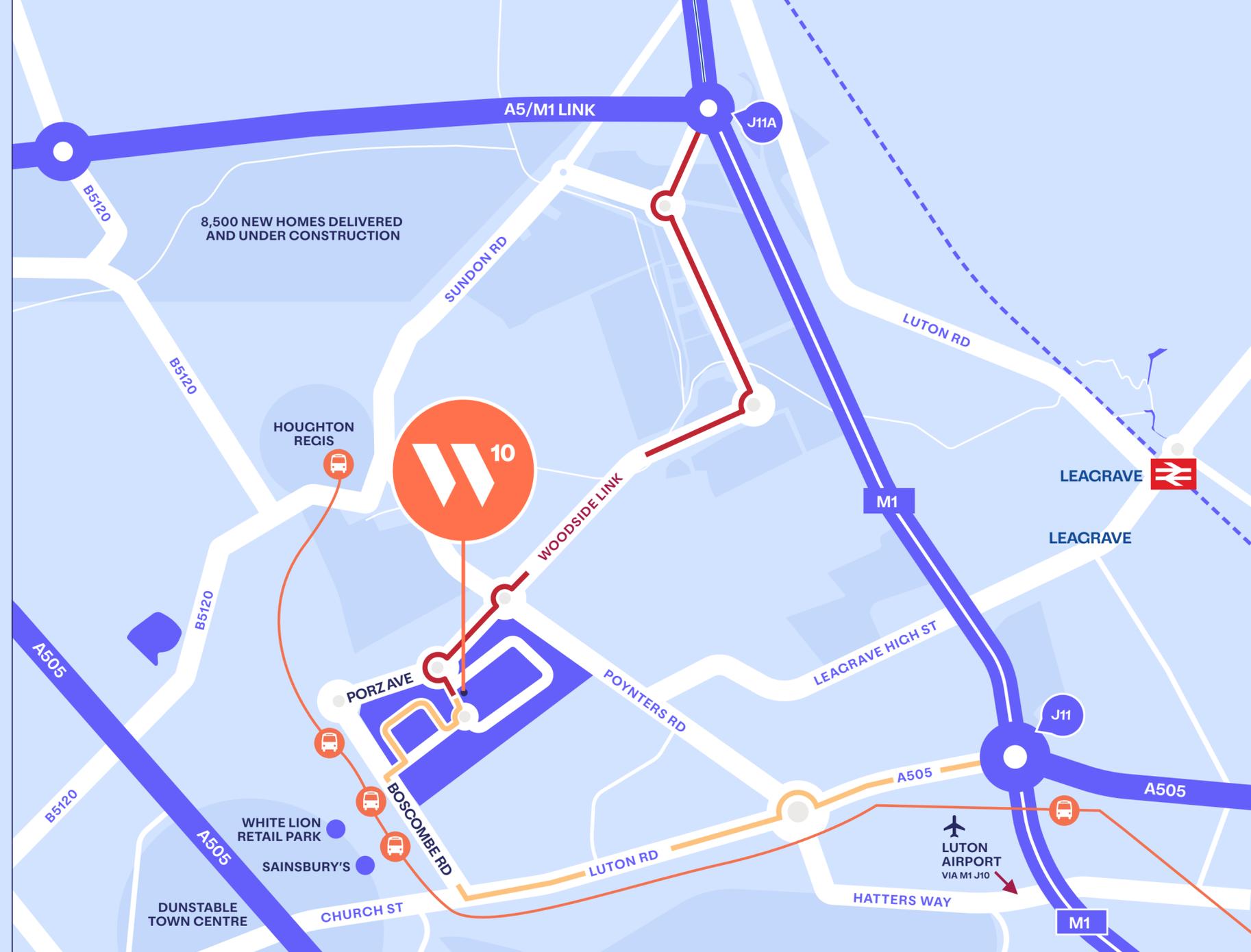
Finding great talent is easy here. With strong, affordable labour pools in nearby Dunstable and Luton, you'll have access to skilled workers just minutes away.

Road & rail, right to your door

Strategically located in a prime position midway between Junctions 11 & 11a of the M1 with easy access to the motorway via the A505 and Woodside Link Road, and within 10 miles of London Luton Airport and Luton Mainline Station.

| LOCATION | DISTANCE | JOURNEY |
|------------------------|-----------|---------------|
| M1 - Junction 11 & 11A | 3 miles | 10 mins |
| M25- Junction 21 | 23 miles | 53 mins |
| Park Royal | 38 miles | 1 hr 20 mins |
| M40 - Junction 1 | 33 miles | 55 mins |
| Central London | 39 miles | 1 hr 53 mins |
| Birmingham | 84 miles | 2 hrs 32 mins |
| Manchester | 165 miles | 4 hrs 53 mins |

| AIRPORTS | DISTANCE | JOURNEY |
|-----------------|----------|---------------|
| London Luton | 10 miles | 32 mins |
| London Heathrow | 41 miles | 1 hr 21 mins |
| London Stansted | 59 miles | 1 hr 50 mins |
| London Gatwick | 77 miles | 2 hrs 18 mins |



9,000

employed in transport and storage in Central Bedfordshire

Source: nomisweb.co.uk

153,000+

working age people economically active in Central Bedfordshire

Source: nomisweb.co.uk

FIND US
LU5 4TU

WHAT3WORDS
///mats.freed.pines

Everything you need

When it comes to day-to-day amenity, you're also spoilt for choice, with the White Lion Retail Park and Sainsbury's supermarket just a 10-minute walk away or Dunstable town centre a 5-minute drive.

SAINSBURY'S

WHITE LION RETAIL PARK

DUNSTABLE TOWN CENTRE

- Superdrug
- TK Maxx
- Halfords
- Argos
- Everlast Gyms

- Quadrant Shopping Centre
- Boots
- Costa
- Greggs

MCDONALD'S



Logistics with a side of spirit

At Woodside, we see the success of your business as being fundamental to the long-term success of the estate - when our occupiers thrive, so do we.

Our goal is to deliver the optimal occupier experience, so as a member of our thriving community, you'll benefit from access to:



Community garden



"As the Community Manager, I'm there to greet new tenants on Day 1 and serve as their primary point of contact for any questions or issues while they're with us."

MIKE CHURCH
COMMUNITY MANAGER



"The Landscaping team do a great job maintaining the overall estate, but we particularly appreciate being able to call on them to make our unit look as presentable as possible for when clients come to visit."

TOBY GARRETT
MANAGING DIRECTOR, TWINPLAST



Green space in the Community Garden

A beautiful outdoor space for all in which to take a break, connect with nature and unwind.



Café & W Suite

Your local lunch spot and multi-use community space to accommodate group meetings and events.



Vizta Portal

An online neighbourhood portal, containing useful documents and estate updates.



Long-term, committed landlord

From upgrading power units to installing solar panels, Legal & General are a landlord you can trust, committed to bringing about long-term success across the estate.



Dedicated on-site support team

Outstanding on-site support from your Community Manager, Property and Landscapes Teams, ensure your experience on the estate is as positive as possible.

Contact



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