

OXW277

Dunstable

Prime Industrial / Logistics Unit
TO LET

277,628sq ft (25,790 sq m)

AVAILABLE Q4 2024



LU5 6GJ



tight.grin.twig



OXENWOOD
REAL ESTATE

oxw277.co.uk



Cocado



LONDON LUTON AIRPORT
11.5 MILES

LUTON

TO M25 J21
15 MILES

M1/M6 JUNCTION
50 MILES

J11a

M1

J11

DUNSTABLE

amazon

A5-M1 LINK

7,000 NEW HOMES
BEING DELIVERED
BY 2027

amazon



GRENDALE LANE

THORN ROAD

A5

A505

DUNSTABLE
NORTHERN BYPASS

A505

WATLING STREET

A5

TO MILTON KEYNES

IDEALLY LOCATED FOR LOGISTICS

- Established M1 industrial/ logistics location to service London and the Midlands
- Abundant local workforce and a growing local population

Accommodation

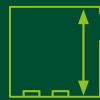
| Description | Sub total (sq m) | Sub total (sq ft) |
|----------------------------------|------------------|-------------------|
| Warehouse, Welfare & Amenity | 24,238 | 260,907 |
| First Floor Offices | 606 | 6,525 |
| Second Floor Plant Deck | 606 | 6,525 |
| Transport Offices | 318 | 3,434 |
| Gatehouse | 22 | 237 |
| Total Gross External Area | 25,790 | 277,628 |



15m clear internal height



FM2 level floor loading of 50kN/m²



53m yard depth



26 dock doors



3 level access doors



1MVA (potential to increase)



180 car parking spaces



34 HGV parking spaces



40 Cycle spaces



Consent for unrestricted 24/7 use



16 EV charging spaces



13.6 acre (5.5ha) site area



ESG Credentials

GRADE 'A' RATINGS

EPC rating of 'A'
BREEAM 'Excellent'



COST-EFFICIENCY



Super air tight and insulated building envelope



Solar powered EV charging spaces



Energy monitoring system with 'smart meters'



LED office lighting with automatic movement and daylight controls



LED lighting to external yard areas and doors



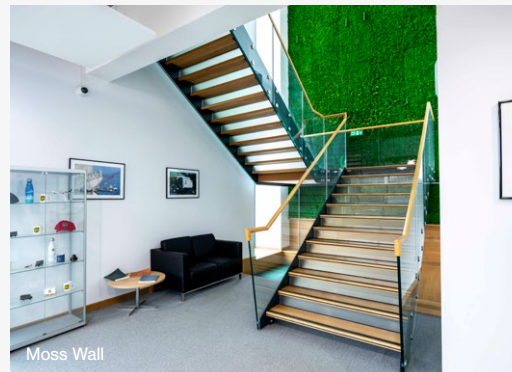
10% rooflights providing natural daylight
- reducing cost of lighting the warehouse



Air source heat pumps



Fire/Running track at rear of site



Moss Wall



Bike Shelters

Wellness facilities



A landscaped "Well Plaza" which features aquatic marginal planting



Reindeer moss walls in the reception area improving air quality & absorbing noise



Solar powered device charging benches



Fruit Orchard and allotment area



An area for walking and jogging along a "Trim Trail"



Insect hotels for biodiversity, local CO2 reduction and increased pollination



The fire track for the building has a dual use as a running track



Amenity Area including external gym and table tennis tables

Demographics & Drivetimes

| | |
|-------------------|-------------------------------|
| POPULATION | WORKING AGE POPULATION |
| 294,251 | 174,700 (59%) |

OXW277 forms part of the Houghton Regis North expansion area which when finished will have delivered 7,000 new homes all on its doorstep, with most currently under construction or now complete.

81.3% **ECONOMICALLY ACTIVE**

4,200 **JOB SEEKERS**
(AS AT JAN 2024)

52,965 **EMPLOYED IN TRANSPORT, MANUFACTURING AND COMMUNICATION**

13,060 **ACTIVE BUSINESSES**

Source: Central Beds Council. Central Bedfordshire (2021 Census)



POPULATION

- 15 mins: 234,444 people
- 30 mins: 672,408 people
- 45 mins: 1,776,426 people

DRIVE DISTANCES

| LOCATION | MILES |
|----------------|-------|
| M1 J11A | 3.1 |
| M1 J11 | 4.5 |
| M25 J21 | 15 |
| A1 | 23 |
| Central London | 36 |
| M1/M6 junction | 50 |
| Birmingham | 81 |
| Leeds | 159 |
| Manchester | 164 |

AIRPORT DISTANCES

| LOCATION | MILES |
|------------------|-------|
| Luton Airport | 11.5 |
| Heathrow Airport | 37 |
| Stansted Airport | 56 |
| Gatwick Airport | 74 |

PORT DISTANCES

| LOCATION | MILES |
|----------------|-------|
| London Gateway | 65 |
| Southampton | 99 |
| Felixstowe | 113 |
| Dover | 120 |



Further Information

TENURE

Available to let on a new lease.

PLANNING

Unrestricted B2 and B8.

RATEABLE VALUE

£2,400,000 (2023 list).

SUSTAINABILITY

EPC A rating.
BREEAM Rating Excellent



Contact



DTRE

020 3328 9080
www.dtre.com

Jamie Catherall 07718 242 693
jamie.catherall@dtre.com

Jake Huntley 07765 154 211
jake.huntley@dtre.com

Ollie Withers 07496 852 526
ollie.withers@dtre.com

CUSHMAN & WAKEFIELD

020 7935 5000
cushmanwakefield.co.uk

Tom Erxleben 07710 966 234
tom.erxleben@cushwake.com

Tom Kimbell 07920 005 471
tom.kimbell@cushwake.com

adroit
REAL ESTATE ADVISORS

01582 320009
0203 912 6440
adroitrealestate.co.uk

Steve Williams 07860 708 655
swilliams@adroitrealestate.co.uk

Lloyd Spencer 07768 480 937
lspencer@adroitrealestate.co.uk

Conditions under which particulars are issued: Cushman & Wakefield and Andriot for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Cushman & Wakefield and Andriot has any authority to make or give any representation or warranty whatever in relation to this property. May 2024 carve-design.co.uk 16446/11