

OXW277

Dunstable

Prime Industrial / Logistics Unit
TO LET

277,627 sq ft (25,792 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



GRENDALL 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	25,792	277,627



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



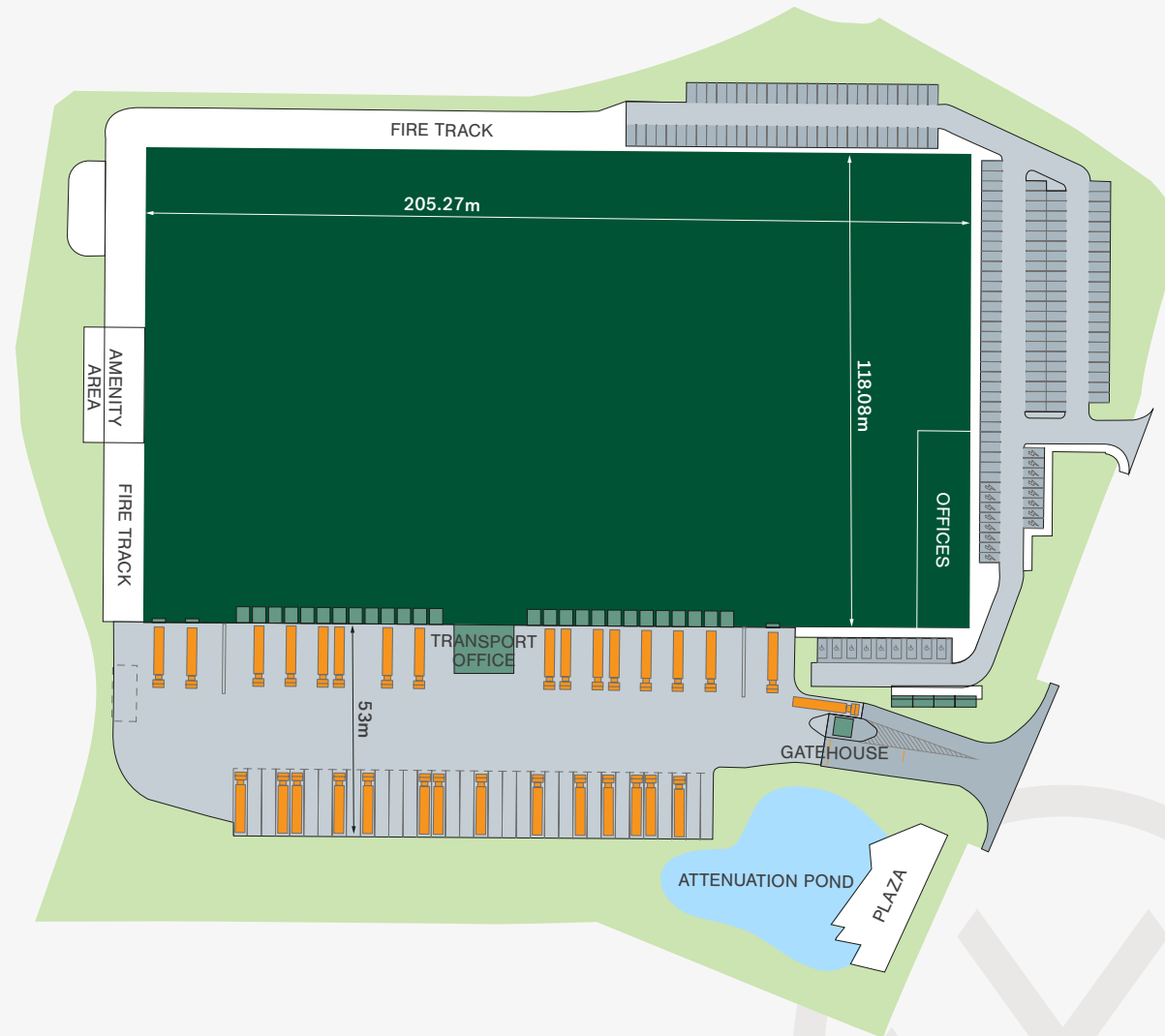
Consent for unrestricted 24/7 use



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



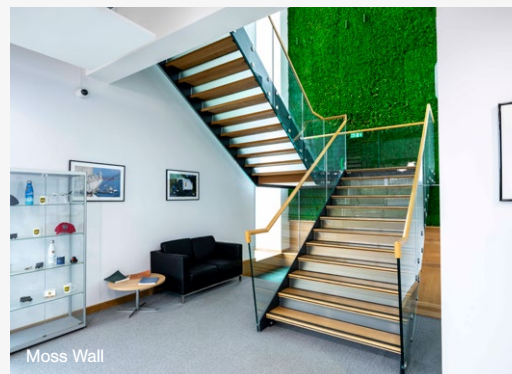
10% rooflights providing natural daylight
- reducing cost of lighting the warehouse



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)



HGV DRIVE TIMES

- 0-80 mins
- 80-160 mins
- 160-240 mins



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



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