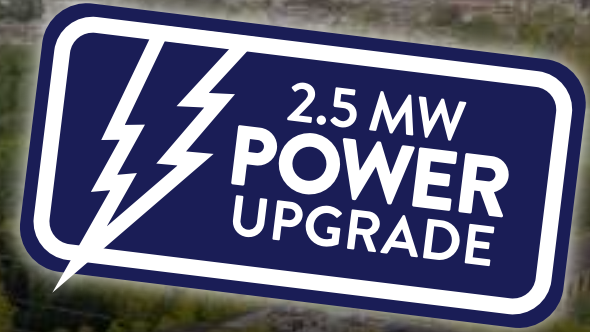


15 WOODSIDE | HUMPHRYS ROAD | DUNSTABLE | LU5 4TS

VISION⁹⁰

WOODSIDE



89,927 ft²

COMPLETED & READY TO OCCUPY





Vision⁹⁰ occupies a high profile, gateway location fronting one of the main entrances to Woodside Industrial Estate.

ACCOMMODATION (GEA)

VISION ⁹⁰	ft ²	m ²
Warehouse & Reception	81,041	7,529
First Floor Offices	4,443	413
Second Floor Offices	4,443	413
TOTAL	89,927	8,355



SUSTAINABILITY & WELLNESS



TARGET
BREEAM RATING
'EXCELLENT'



TARGET
EPC RATING
A+



8 EV
CHARGING
SPACES



450 kWp
SOLAR
PV PANELS



26
BICYCLE
SPACES



VRF
AIR
CONDITIONING



12.5M CLEAR
INTERNAL HEIGHT



15%
ROOF LIGHTS



50 kN/m²
FLOOR LOADING



3 LEVEL
ACCESS DOORS



9 DOCK
ACCESS DOORS



DUAL YARDS
UP TO 43.7M



2.5 MW POWER
UPGRADE



81 CAR
PARKING SPACES



GRADE A
OFFICES

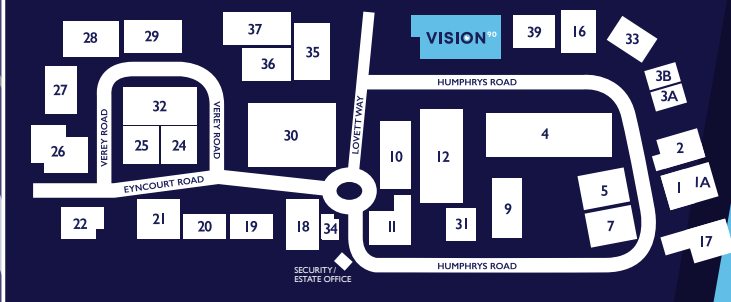




MILTON KEYNES
18 MILES

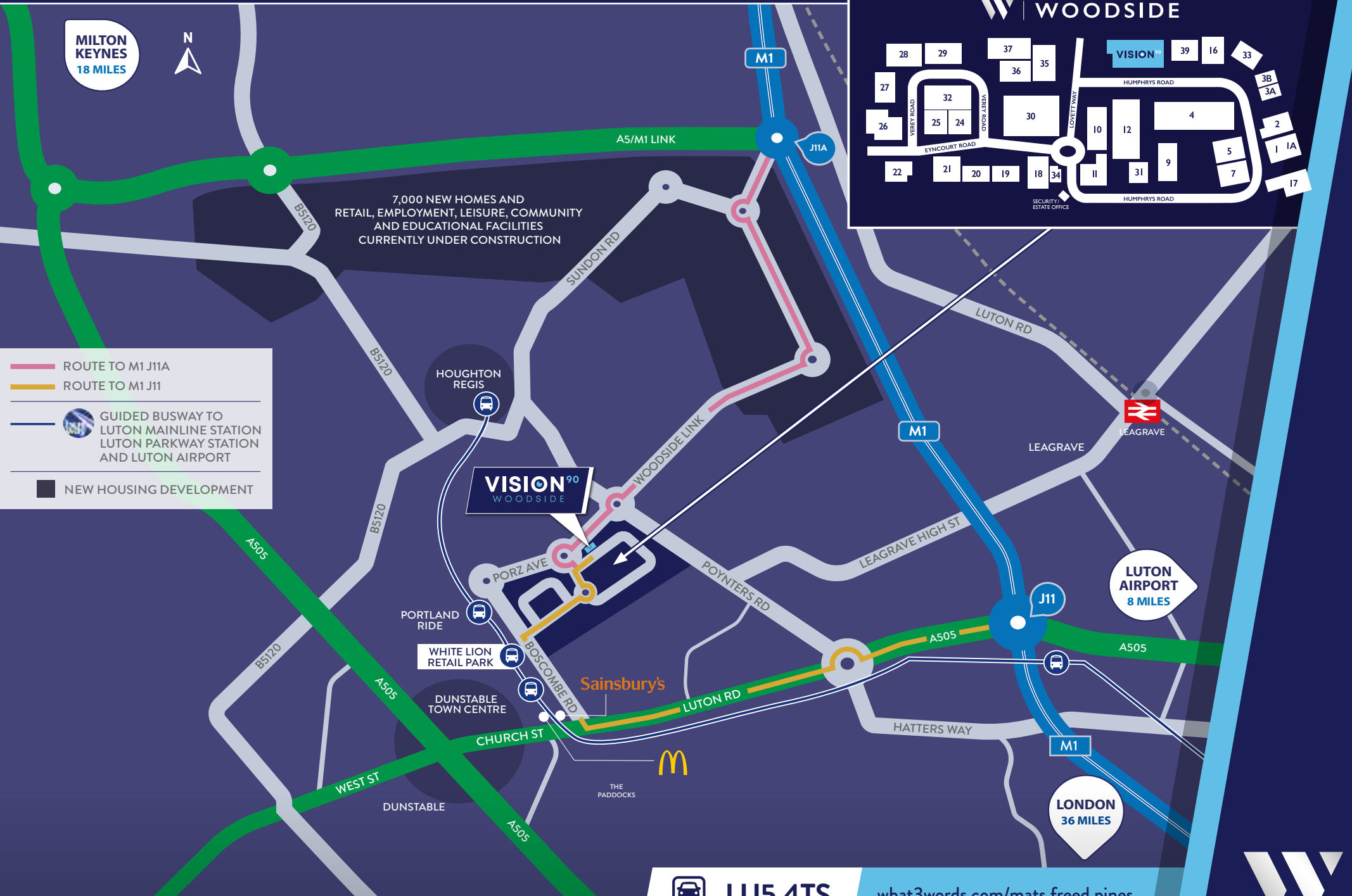


WOODSIDE



7,000 NEW HOMES AND
RETAIL, EMPLOYMENT, LEISURE, COMMUNITY
AND EDUCATIONAL FACILITIES
CURRENTLY UNDER CONSTRUCTION

- ROUTE TO M1 J11A
- ROUTE TO M1 J11
- GUIDED BUSWAY TO LUTON MAINLINE STATION, LUTON PARKWAY STATION AND LUTON AIRPORT
- NEW HOUSING DEVELOPMENT



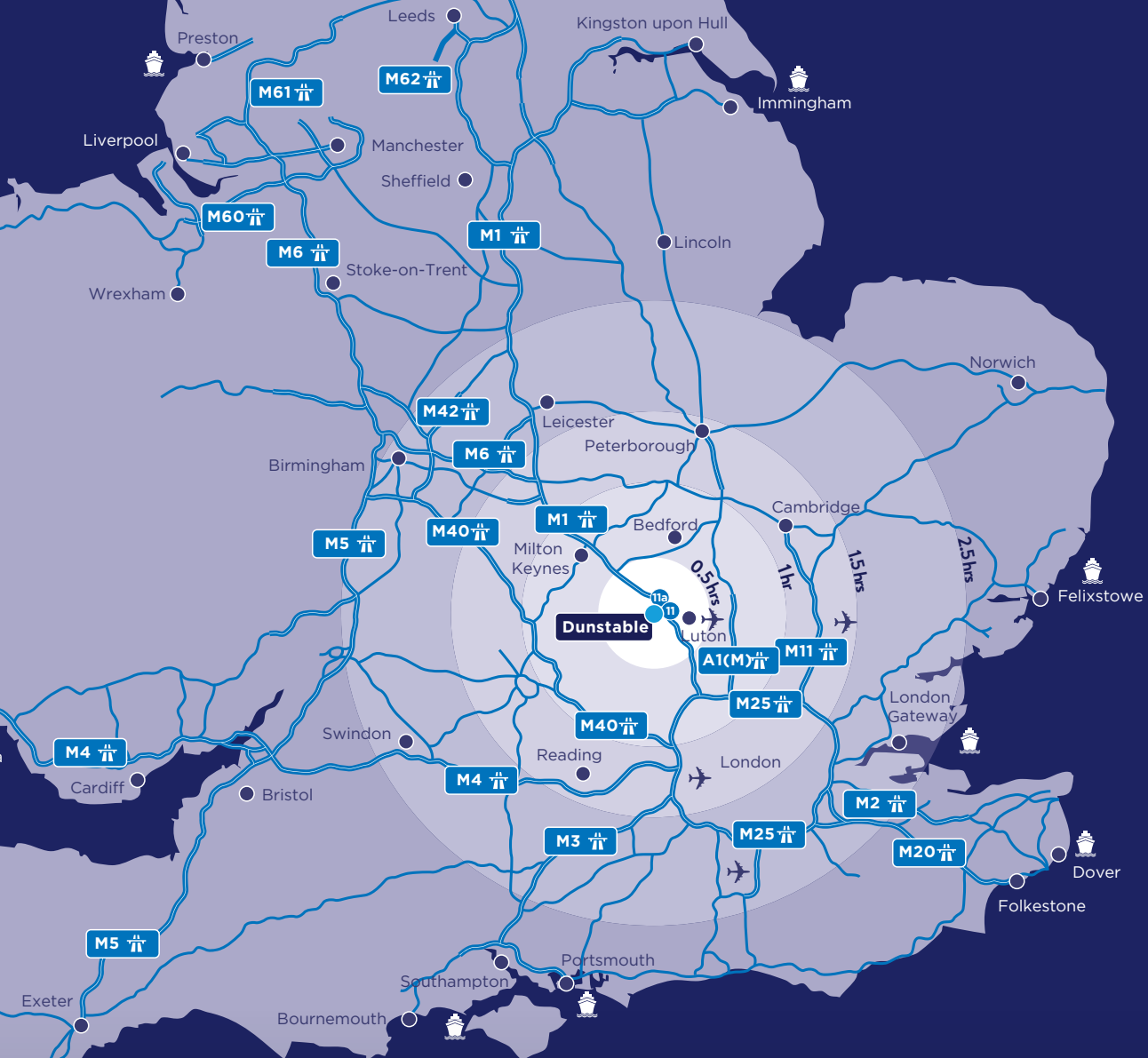
VISION⁹⁰ WOODSIDE



LU5 4TS

what3words.com/mats.freed.pines





HGV DRIVE-TIMES

Source: CargoApps Planner



LOCATION	Distance	Journey
M1 - Junction 11 & 11a	3 miles	10 mins
M25	23 miles	53 mins
Park Royal	38 miles	1 hr 20 mins
M6	60 miles	1 hr 49 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

PORTS	Distance	Journey
London Gateway	65 miles	1 hr 30 mins
Southampton	99 miles	2 hrs 30 mins
Felixstowe	112 miles	2 hrs 35 mins
Dover	120 miles	2 hrs 40 mins

POPULATION WITHIN DRIVE TO WORK TIMES

-  up to 15 mins - **234,444** people
-  up to 30 mins - **672,408** people
-  up to 45 mins - **1,776,426** people

Source: www.drivetimemaps.co.uk



SUITABLE WORKFORCE

9,000 employed
in transport and storage in
Central Bedfordshire

Source: nomisweb.co.uk



WORKING AGE POPULATION

over **153,500** people
economically active in
Central Bedfordshire

Source: nomisweb.co.uk



LU5 4TS

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J11A

WOODSIDE LINK ROAD

M1

VISION⁹⁰
WOODSIDE



WOODSIDE OCCUPIERS INCLUDE:



CONTACTUM



+ synergyhealth



WHSmith



020 7493 4933
jll.co.uk/property

JAMES SAXBY
07801 667 692 | james.saxby@jll.com

KATY KENEALY
07892 704 393 | katy.kenealy@jll.com



01582 320009
adroitrealstate.co.uk

LLOYD SPENCER
07768 480 937 | lspencer@adroitrealstate.co.uk

STEVE WILLIAMS
07860 708 665 | swilliams@adroitrealstate.co.uk

WWW.WOODSIDEDUNSTABLE.COM

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Prepared March 2024. [8519a] Designed by threesixtygroup

