

AVAILABLE
Q2 2024

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WOODSIDE

UNIT 10 | LOVETT WAY | DUNSTABLE | LU5 4TU

UNDER REFURBISHMENT

55,648 SQ FT INDUSTRIAL/WAREHOUSE UNIT TO LET

WWW.WOODSIDEDUNSTABLE.COM



TARGET EPC
RATING A



2 DUAL 22kW EV
CHARGING POINTS



140 kWp
PV PANELS



BICYCLE STORAGE
ENCLOSURE



VRF AIR
CONDITIONING



A DETACHED INDUSTRIAL/WAREHOUSE UNIT
WITH A LARGE SECURE YARD, DOCK AND
LEVEL LOADING

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LOCATION

Woodside is strategically located in a prime position midway between Junctions 11 & 11a of the M1 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.

Woodside Industrial Estate offers a mature, managed landscaped environment whilst benefitting from on-site security, monitored CCTV throughout the estate, an estate office, broadband facilities and a good local bus service.

Major occupiers on the estate include WH Smith, DPD, Synergy Healthcare and DX.

DESCRIPTION

Unit 10 is a detached industrial/warehouse unit of steel portal frame construction situated on Lovett Way in the Woodside Industrial Estate. The unit is undergoing major refurbishment, including ESG improvements, and will be available Q2 2024.

ACCOMMODATION

WAREHOUSE	50,482 SQ FT	(4,690 SQ M)
FIRST FLOOR OFFICES	5,166 SQ FT	(480 SQ M)
TOTAL	55,648 SQ FT	(5,170 SQ M)

Approximate Gross External Area

SPECIFICATION

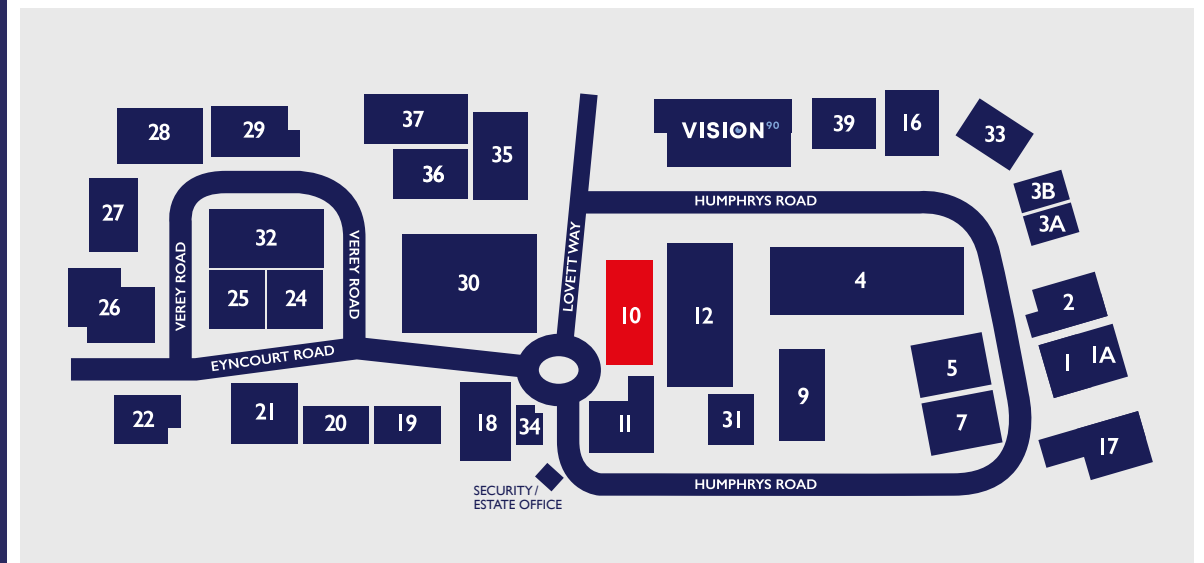
- ▶ Eaves height 7.14m
- ▶ 15% roof lights
- ▶ High quality offices
- ▶ Large secure yard
- ▶ 39m yard depth
- ▶ 2 level access loading doors
- ▶ 5 dock loading doors
- ▶ 42 car parking spaces
- ▶ 2 dual 22kW EV charging points
- ▶ 140kWp PV Panels

EPC

To be reassessed upon completion of the refurbishment, targeting an EPC rating A.

DRIVE TIMES

M1 ▶ JUNCTION 11 & 11a	7 Mins	3 Miles
LONDON LUTON AIRPORT	15 Mins	10 Miles
M25	25 Mins	18 Miles
PARK ROYAL	51 Mins	34 Miles
CENTRAL LONDON	76 Mins	36 Miles
M6	63 Mins	56 Miles





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

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



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

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