

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



**WOODSIDE**

**Unit 10, Humphrys Road, Dunstable, LU5 4TU**

[woodsidedunstable.com](http://woodsidedunstable.com)



# 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 p.a.
- ▶ 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



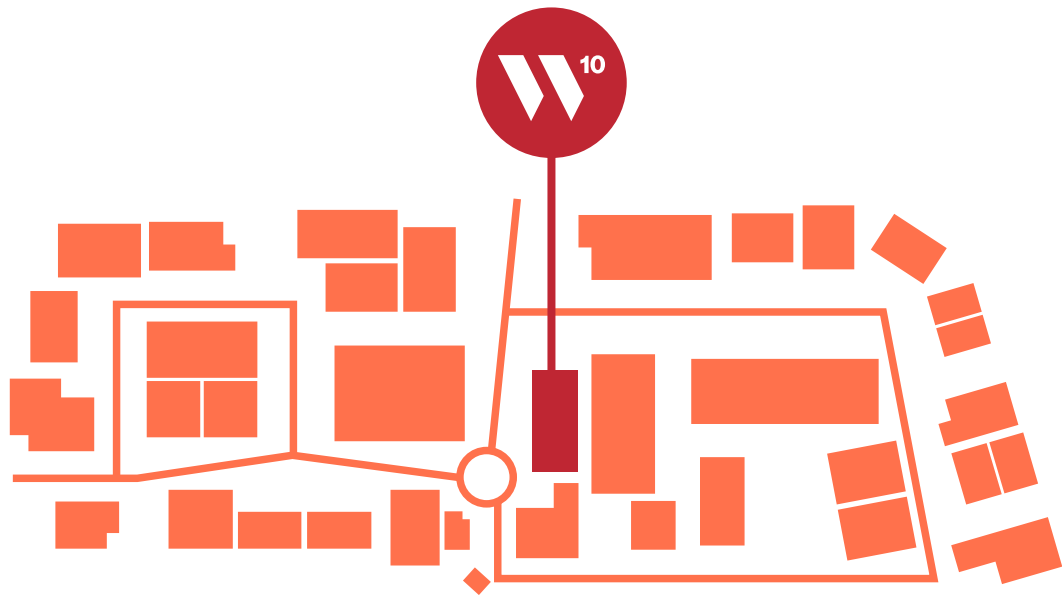
2 x level access loading doors



Large, secure 39m deep yard

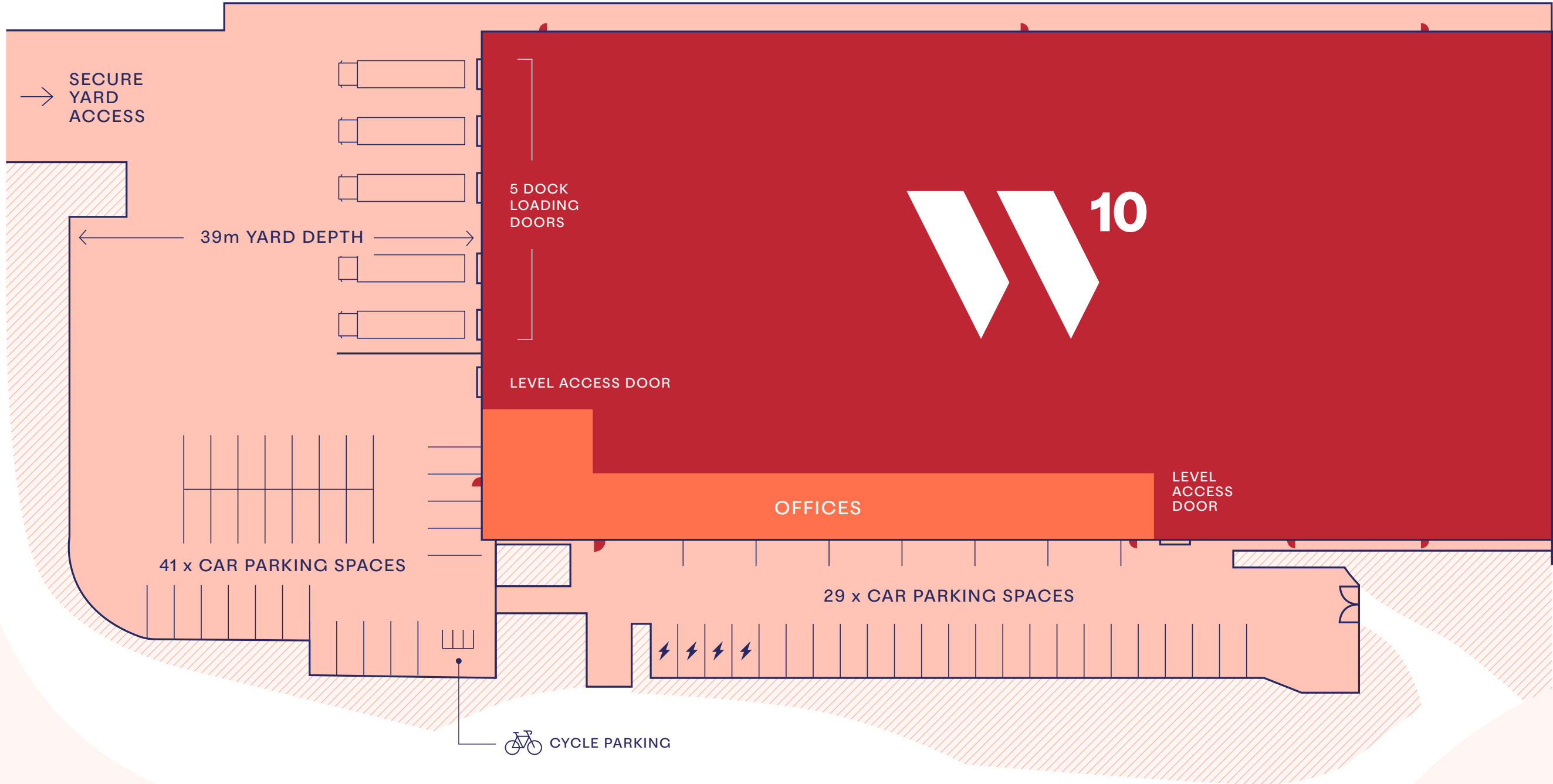


70 x car parking spaces



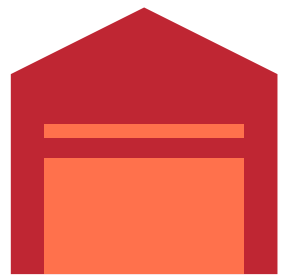
Unit 10 is a detached industrial/warehouse unit of steel portal frame construction. The unit has recently undergone major refurbishment, including infrastructure and ESG improvements.

HUMPHRYS ROAD



Site map is for illustrative purposes only.

# Spaces that rise to any occasion



5 x dock loading doors



2 x level access loading doors



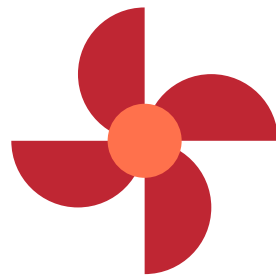
7.14m eaves height



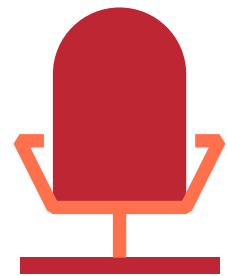
15% roof lights



500 kVA power capacity



VRF air conditioned offices



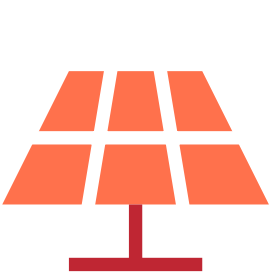
Fully fitted and furnished office space



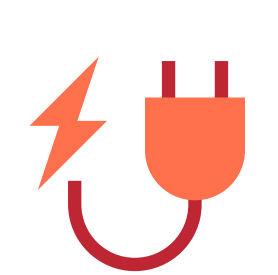
Large, secure 39m deep yard



LED warehouse lighting



Solar PV panels producing 105,490 kWh per annum



4 x 22kW EV charging points



70 x car parking spaces



Bike storage



EPC rating A+





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.

///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

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

DUNSTABLE  
TOWN CENTRE

- 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



"You won't find another industrial estate like this - we take pride in ensuring Woodside always looks pristine and is developing into a place where nature thrives."

TONY PARKER  
HEAD LANDSCAPER



"There's a reason we've been here for over ten years - L&G are constantly making improvements, from upgrading unit specs to investing in communal spaces for our workforce to enjoy."

NIGEL MACHADO  
MANAGING DIRECTOR, TRANS HAUL



## 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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