

FULLY REFURBISHED
30,095 sq ft industrial/warehouse unit to let
Available Q3 2025



WOODSIDE

Unit 2, Humphrys Road, Dunstable, LU5 4TP

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.



Images are indicative only, showing
unit after 2020 refurbishment.

Unit 2

30,095 sq ft high-quality industrial/warehouse space



Benefits at a glance:

- ▶ Fully refurbished to a high standard
- ▶ Large, secure 26m deep yard
- ▶ 4 x level loading doors
- ▶ LED warehouse lighting
- ▶ Solar energy savings up to £26,373 p.a.
- ▶ Targeting EPC rating A+

Images are indicative only, showing unit after 2020 refurbishment.

Accommodation and site plan

	SQ FT	SQ M
WAREHOUSE	26,511	2,463
FIRST FLOOR OFFICES	3,584	333
TOTAL	30,095	2,796

Approximate gross external area.



Large, secure
26m deep yard



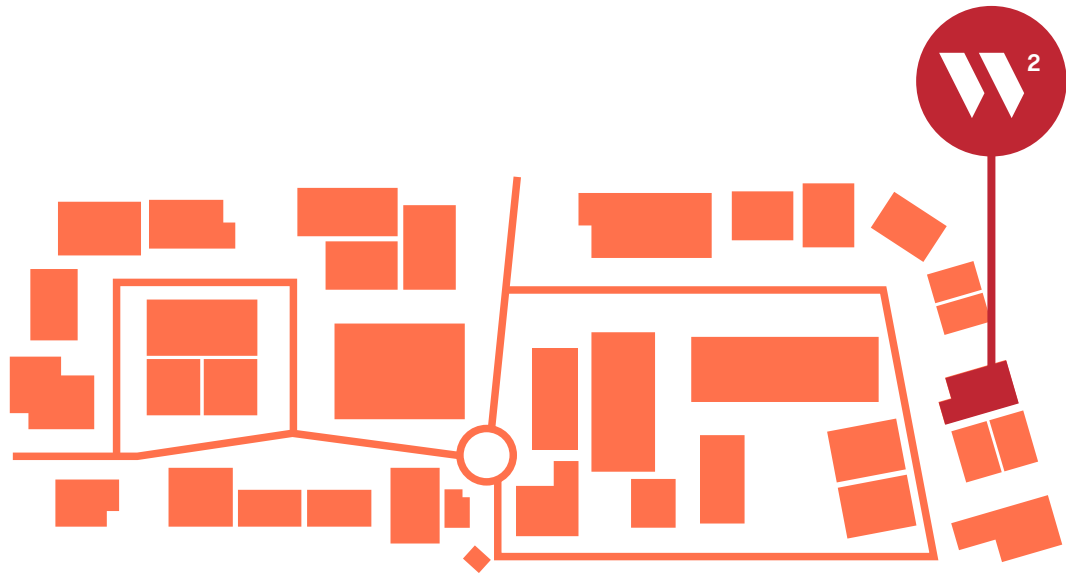
4 x level access
loading doors



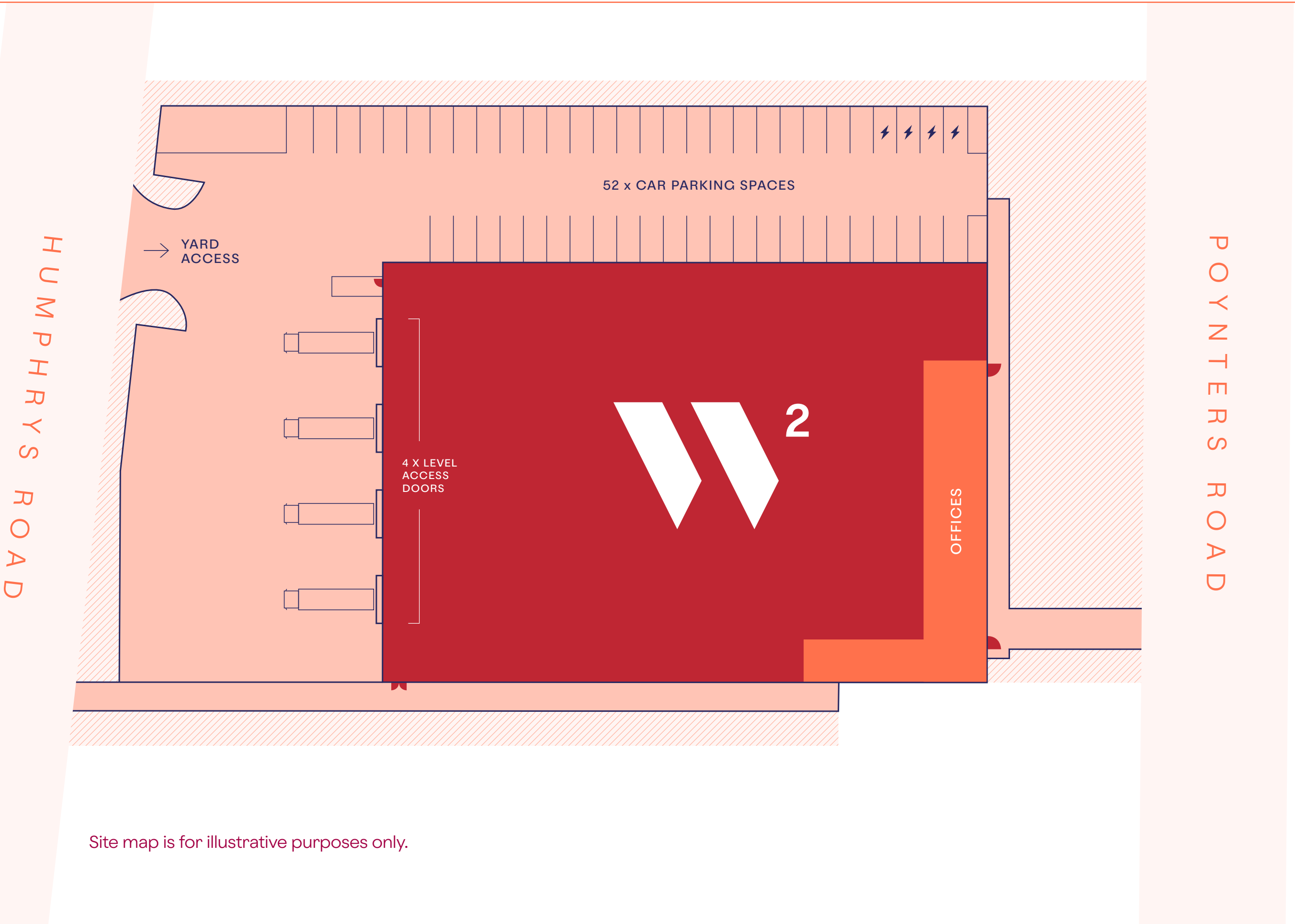
4 x 22kW
charging spaces



52 x car
parking spaces



Unit 2 is a detached industrial/warehouse unit of steel portal frame construction. The unit has recently undergone major refurbishment, including infrastructure and ESG improvements.



Site map is for illustrative purposes only.

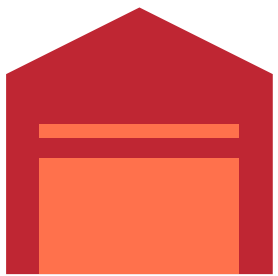
Spaces that rise to any occasion



Images are indicative only, showing unit after 2020 refurbishment.



4 x level access loading doors



Floor loading capacity 37 kNm²

Subject to testing



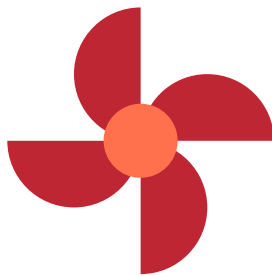
5.92m eaves height



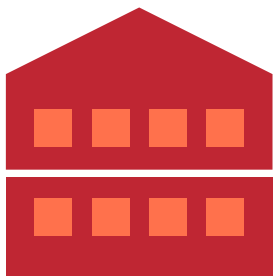
15% roof lights



279 kVa power capacity



VRF air conditioned offices



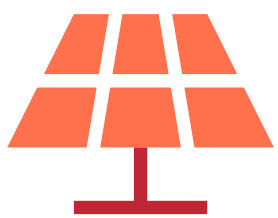
Two storey offices



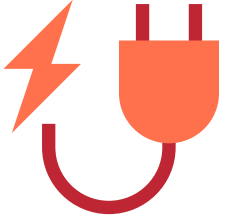
Large, secure 26m deep yard



LED warehouse lighting



Solar PV system producing 87,910 kWh p.a.



4 x 22kW EV charging points



52 x car parking spaces




Bike storage



Targeting EPC Rating A+




**Save up to
£26,373 per year***
New PV solar panels will
generate an estimated
87,910 kWh p.a.
*Assuming unit cost of
£0.30 per kWh.

Images are indicative only, showing
unit after 2020 refurbishment.

Exterior // Unit 2



External



External



Charging points



Parking and van loading area



Images are indicative only, showing
unit after 2020 refurbishment.

Interior // Unit 2

Growth starts here

EIGHT REASONS TO CHOOSE WOODSIDE

1

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.

2

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.

3

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.

4

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.

5

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.

6

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.

7

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.

8

A skilled workforce on your doorstep

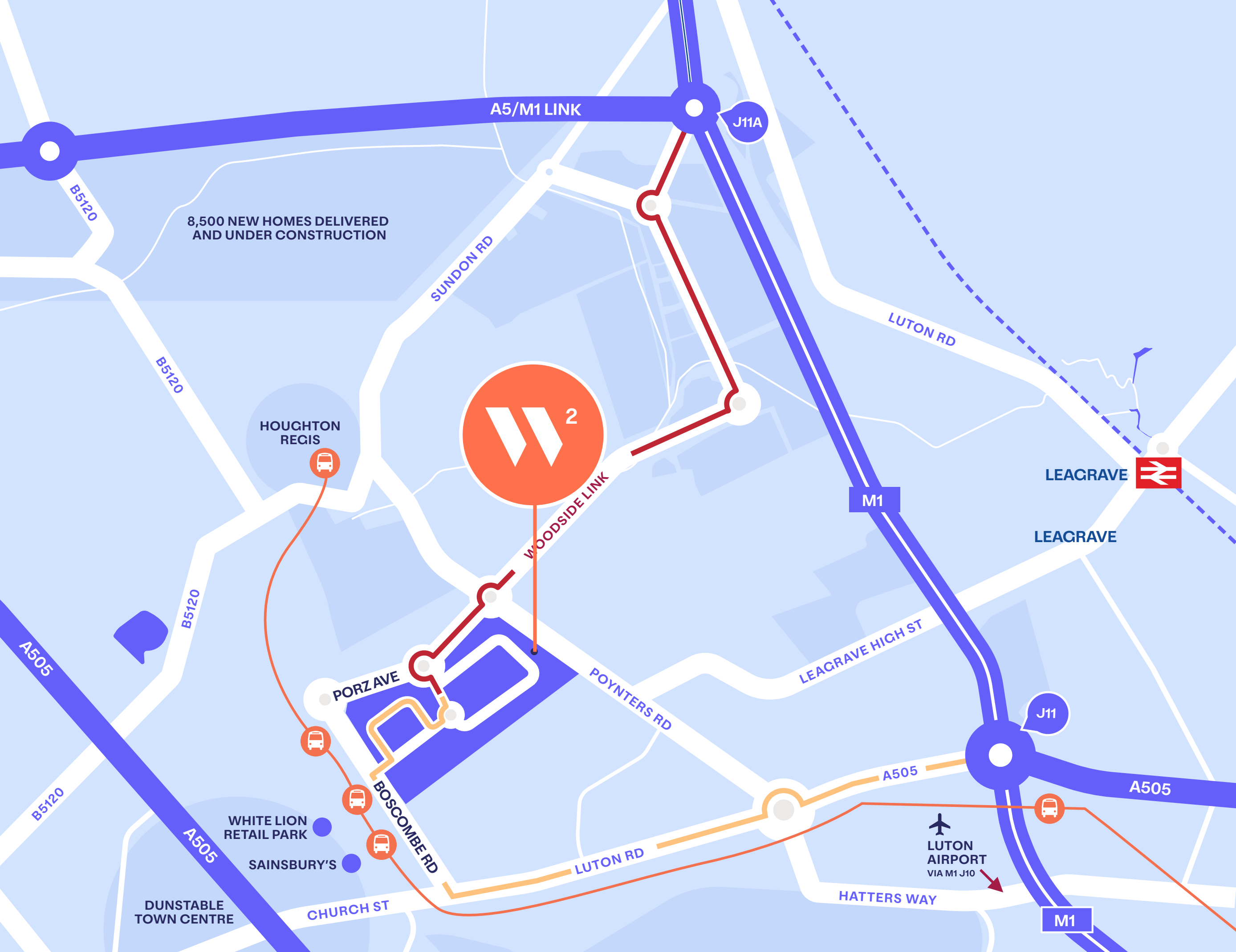
Finding great talent is easy here. With strong, affordable labour pools in nearby Dunstable and Luton, you'll have access to skilled workers just minutes away.

Road & rail, right to your door

Strategically located in a prime position midway between Junctions 11 & 11a of the M1 with easy access to the motorway via the A505 and Woodside Link Road, and within 10 miles of London Luton Airport and Luton Mainline Station.

LOCATION	DISTANCE	JOURNEY
M1 - Junction 11 & 11A	3 miles	10 mins
M25- Junction 21	23 miles	53 mins
Park Royal	38 miles	1 hr 20 mins
M40 - Junction 1	33 miles	55 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



9,000

employed in transport and storage in Central Bedfordshire

Source: nomisweb.co.uk

153,000+

working age people economically active in Central Bedfordshire

Source: nomisweb.co.uk

FIND US
LU5 4TU

WHAT3WORDS

///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.

MCDONALD'S

SAINSBURY'S

WHITE LION
RETAIL PARK

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

DUNSTABLE
TOWN CENTRE

- Quadrant Shopping Centre
- Boots
- Costa
- Greggs



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



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.



"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

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