

**UNDERGOING REFURBISHMENT**  
46,878 sq ft industrial warehouse unit to let  
Available Q1 2026



**WOODSIDE**

**Unit 11, Humphrys Road, Dunstable, LU5 4TP**

[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 11

46,878 sq ft high-quality industrial/warehouse space



**Benefits at a glance:**

- ▶ Fully refurbished to a high standard
- ▶ Two secure yards, up to 35.5m deep
- ▶ 5 x dock loading doors
- ▶ 2 x level access doors
- ▶ LED warehouse lighting
- ▶ Solar PV panels producing min 100 kWp
- ▶ Targeted EPC rating A+

# Accommodation and site plan

	SQ FT	SQ M
WAREHOUSE	42,895	3,985
GROUND FLOOR OFFICES	3,606	335
AMENITY AREA	377	35
<b>TOTAL</b>	<b>46,878</b>	<b>4,355</b>

Approximate gross external area.



Dual yards,  
up to 35.5m deep



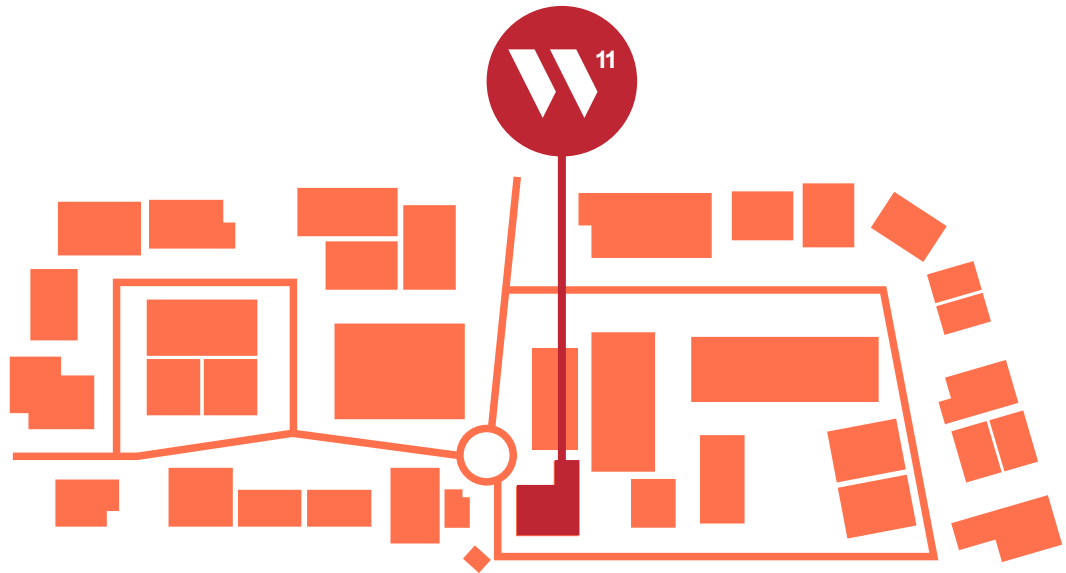
5 x dock loading doors  
2 x level access doors



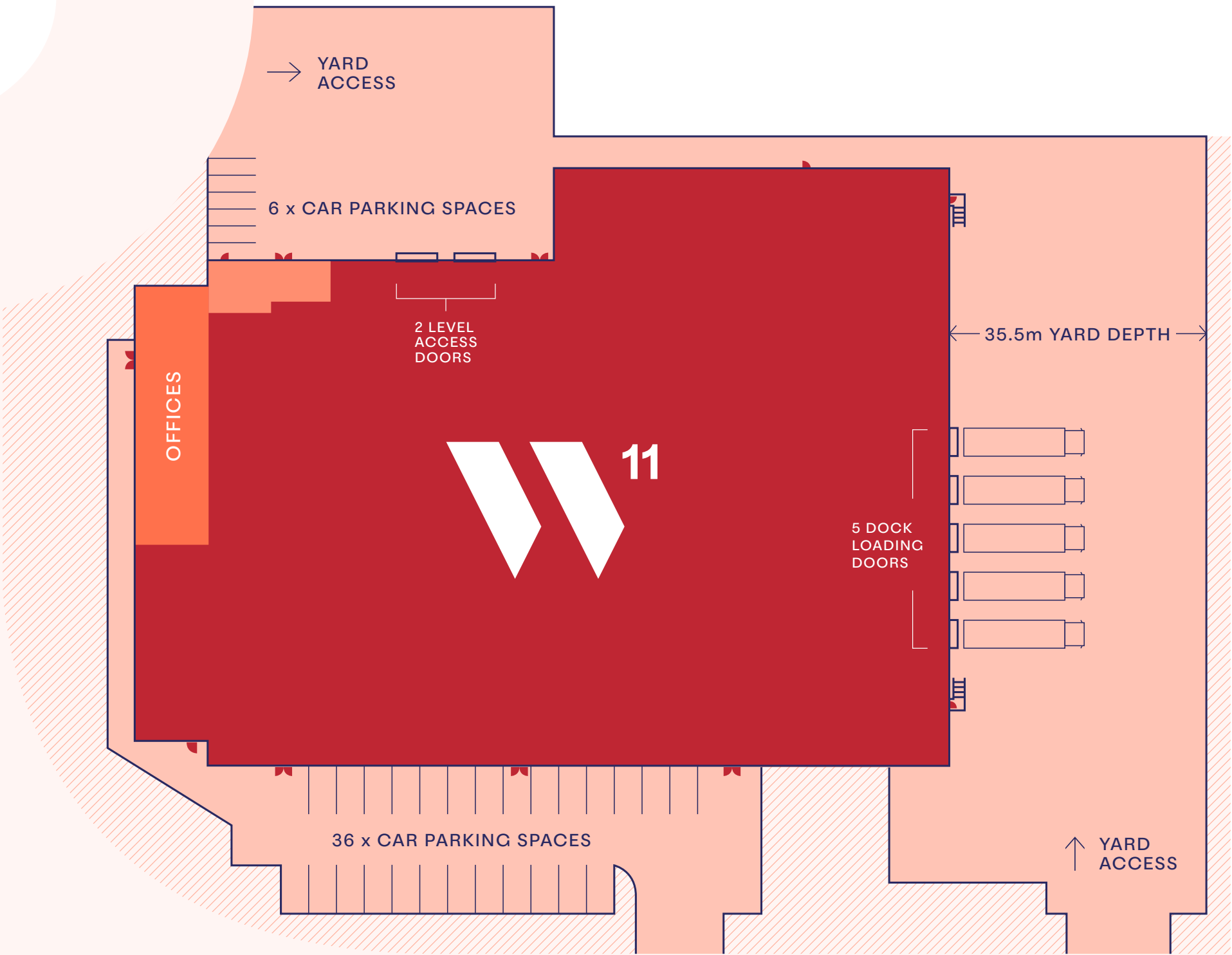
4 x 22kW  
charging spaces



32 x car  
parking spaces



Unit 11 is a detached industrial/ warehouse unit of steel portal frame construction. The unit is undergoing a major refurbishment, including infrastructure and ESG improvements.



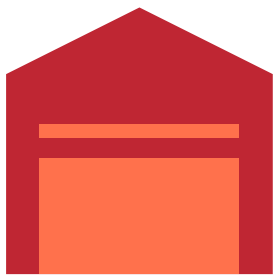
HUMPHRYS ROAD



# Spaces that rise to any occasion



5 x dock loading doors  
2 x level access doors



Floor loading capacity 37 kNm<sup>2</sup>  
Subject to testing.



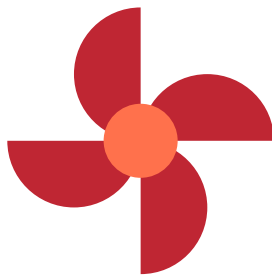
6.85m eaves height



15% roof lights



500 kVA power capacity



VRF air conditioned offices



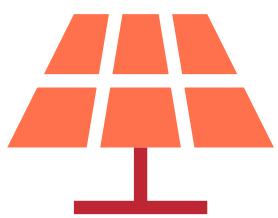
Office space



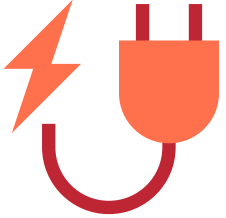
Dual yards, up to 35.5m deep



LED warehouse lighting



Solar PV panels producing min 100 kWp



4 x 22kW EV charging points



32 x car parking spaces



Bike storage



Target EPC Rating A+









**Save roughly  
£25,500 per year**

Based on a system size that  
can generate 210,000 kWh  
of energy annually.







# 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.

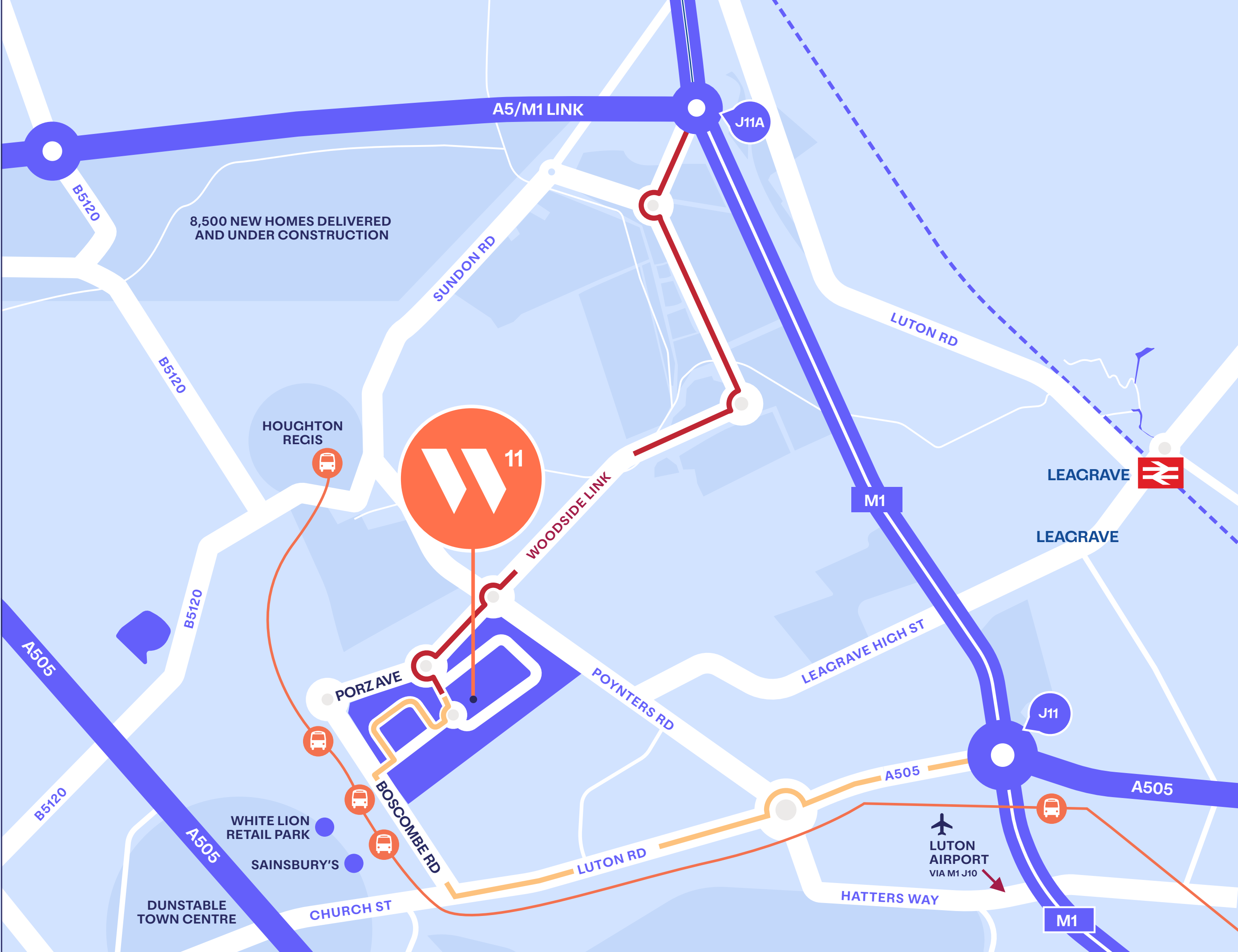


# Road & rail, right to your door

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 4TP

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.

SAINSBURY'S

WHITE LION  
RETAIL PARK

DUNSTABLE  
TOWN CENTRE

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

- 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

Image to follow



"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

Image to follow



"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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