A HIGH QUALITY 29,331 SQ FT INDUSTRIAL / WAREHOUSE UNIT TO LET
FULLY REFURBISHED

UNIT 36 | VEREY ROAD, DUNSTABLE, LU5 4TT

WWW.WOODSIDEDUNSTABLE.COM
A FULLY DETACHED DISTRIBUTION UNIT WITH DEDICATED SECURE YARD LOCATED CLOSE TO JUNCTION 11/11A OF THE M1
LOCATION

Woodside is strategically located in a prime position midway between Junctions 11 & 11a of the M1 motorway. 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 24 hour 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, Aryzta and Meggitt Plc.

DESCRIPTION

Unit 36 is a detached distribution unit of steel portal frame construction situated at the heart of Woodside Industrial Estate. The unit has been extensively refurbished to a high standard and is available now.

ACCOMMODATION

<table>
<thead>
<tr>
<th>WAREHOUSE</th>
<th>26,805 SQ FT (2,490 SQ M)</th>
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</thead>
<tbody>
<tr>
<td>GF &amp; FF OFFICES</td>
<td>2,526 SQ FT (235 SQ M)</td>
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<tr>
<td>TOTAL</td>
<td>29,331 SQ FT (2,725 SQ M)</td>
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</tbody>
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Approximate Gross External Area

SPECIFICATION

- New roof
- Eaves height 7.18m
- High quality offices
- 37m yard depth
- Dedicated secure yard
- 3 level access doors
- 24 hour estate security
- 35 car parking spaces
- Electric vehicle charging point
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- 35 car parking spaces
- Electric vehicle charging point

EPC Available upon request

DRIVE TIMES

<table>
<thead>
<tr>
<th>Location</th>
<th>M1 Junction 11 / 11a</th>
<th>LONDON LUTON AIRPORT</th>
<th>M25</th>
<th>PARK ROYAL</th>
<th>CENTRAL LONDON</th>
<th>M6</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7 Minutes</td>
<td>15 Minutes</td>
<td>25 Minutes</td>
<td>51 Minutes</td>
<td>76 Minutes</td>
<td>63 Minutes</td>
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<tr>
<td>LONDON LUTON AIRPORT</td>
<td></td>
<td></td>
<td>10 Miles</td>
<td>18 Miles</td>
<td></td>
<td>56 Miles</td>
</tr>
<tr>
<td>M25</td>
<td></td>
<td></td>
<td>18 Miles</td>
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<tr>
<td>PARK ROYAL</td>
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<td></td>
<td>34 Miles</td>
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<td></td>
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<tr>
<td>CENTRAL LONDON</td>
<td></td>
<td></td>
<td>36 Miles</td>
<td></td>
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<tr>
<td>M6</td>
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</table>
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