

# 10 woodside

DUNSTABLE ■ LU5 4TP

Canmoor



Indicative image

A distribution unit with large secure yard  
located close to Junction 11 of the M1

54,927 sq ft

- Excellent access to M1 - J11
- Luton Mainline Station - 5 miles
- Large secure yard
- 5 Tailgate & 2 level entry loading doors
- 24/7 security

# DUNSTABLE

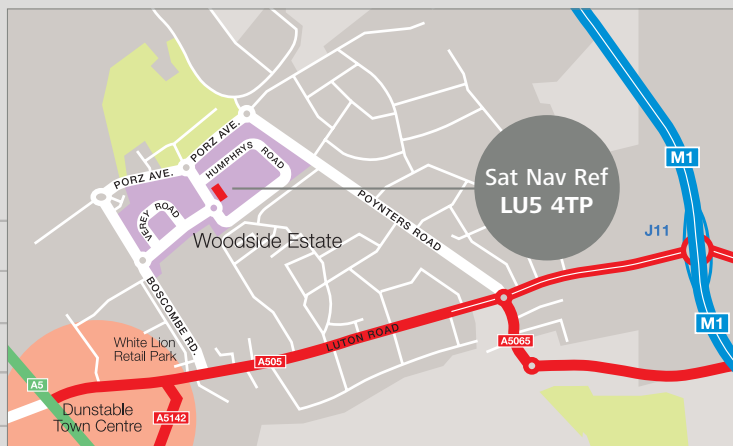
[www.canmoor.com/woodside](http://www.canmoor.com/woodside)

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DUNSTABLE ■ LU5 4TP



M1 J11 - 2 miles | Luton Mainline Station - 5 miles | London Luton Airport - 9 miles | M25 - 16 miles



## Description

UNIT 10, a newly refurbished detached distribution unit of steel portal frame construction which benefits from 5 tailgate, 2 level access loading doors and first floor office accommodation. A clear internal height of 7.1m and a large secure yard with separate car parking area accommodating 40 spaces.

## Grant assistance

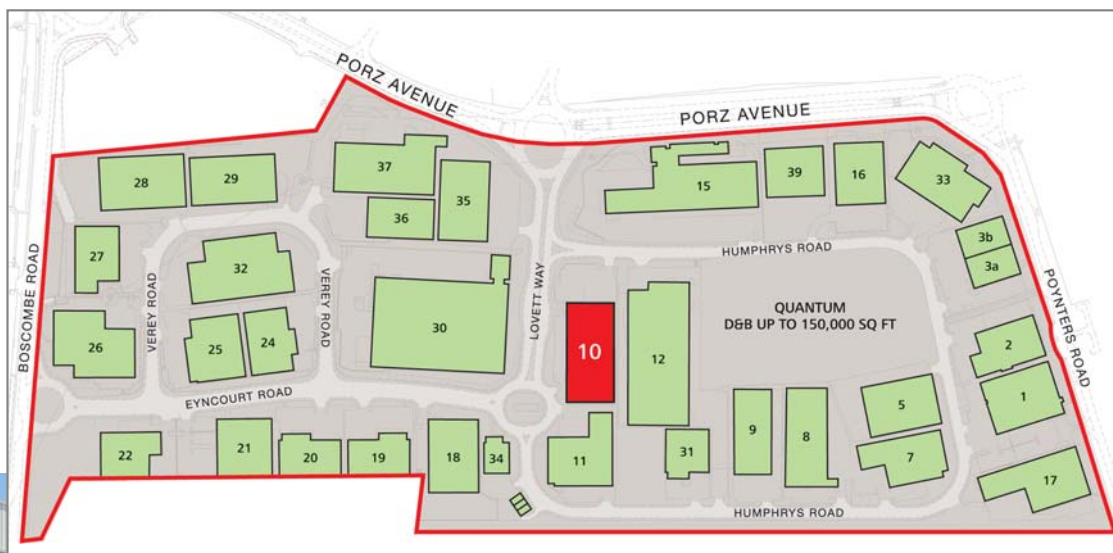
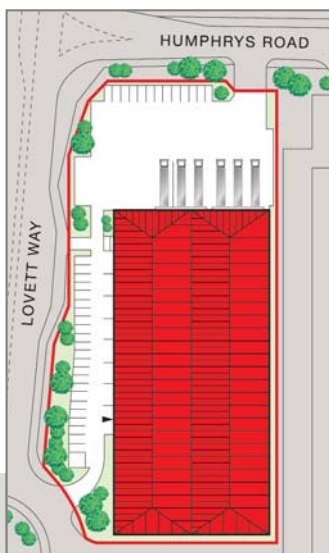
Woodside is located within a UK Government designated 'Assisted Area'. Companies that consider locating may qualify for grant assistance. For further information please contact Sue King on 0300 300 5525 [sue.king@centralbedfordshire.gov.uk](mailto:sue.king@centralbedfordshire.gov.uk)

## Specification

- 5 tailgate loading doors
- 2 level loading doors
- 7.1m clear height
- High quality offices
- Large secure yard area
- Separate car parking area
- 24 hour estate security
- 40 car parking spaces

## Unit 10 accommodation

	sq ft	sq m
Warehouse	49,900	4,637
1st floor Office	5,027	467
<b>Total (GEA)</b>	<b>54,927</b>	<b>5,104</b>
Parking spaces	40	



Indicative image

Viewing strictly through joint sole agents.

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