

3a woodside

DUNSTABLE ■ LU5 4TP

Canmoor



Warehouse unit located close to
Junction 11 of the M1

TO LET 25,958 sq ft

- Excellent access to M1 - J11
- London Luton Airport - 9 miles
- High quality offices
- Large yard area
- 24/7 estate security

DUNSTABLE

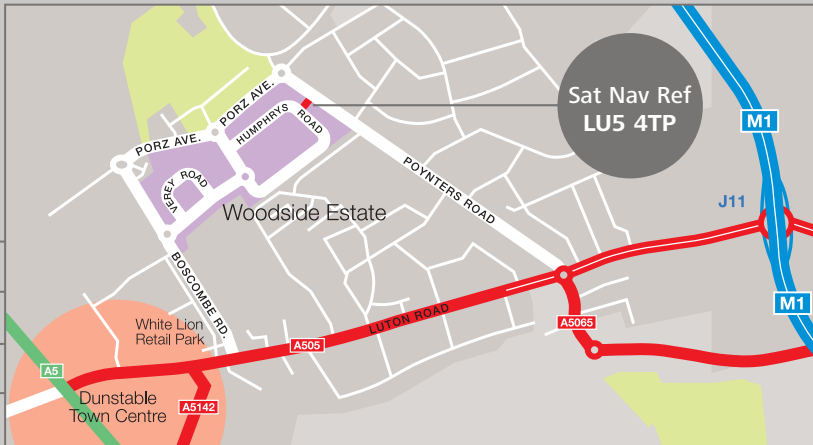
www.canmoor.com/woodside

3a woodside

DUNSTABLE ■ LU5 4TP



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



Accommodation

Warehouse	22,151 sq ft	2,058 sq m
1st Floor Office	3,807 sq ft	354 sq m
Total (GEA)	25,958 sq ft	2,412 sq m
Car spaces	55	

Description

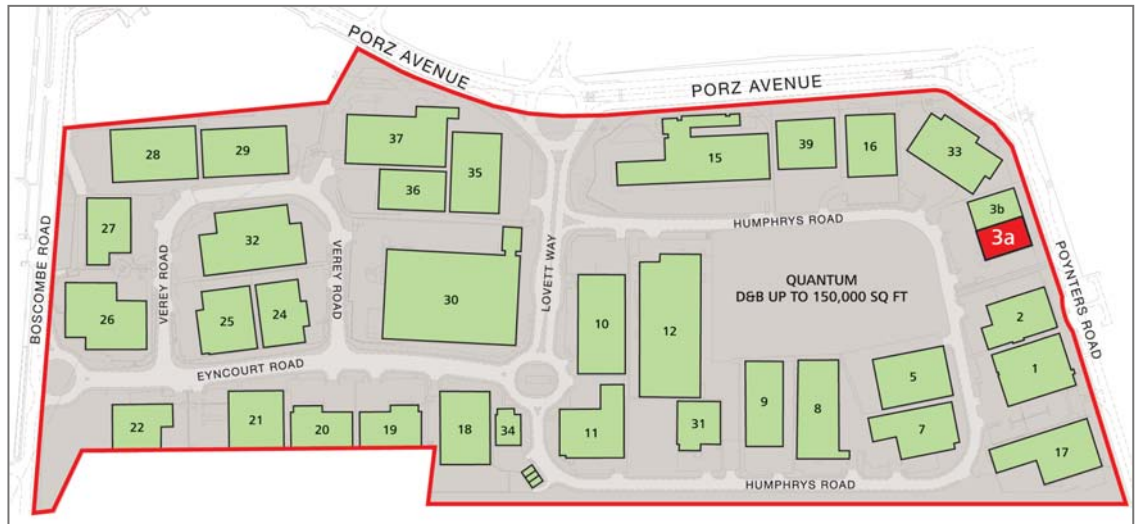
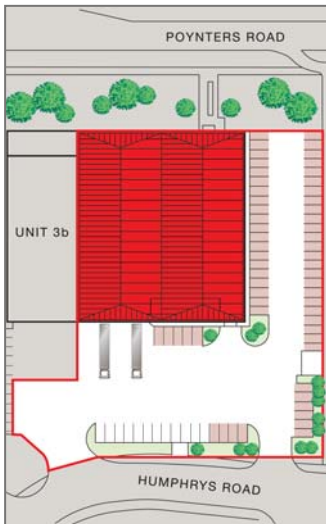
UNIT 3a, a semi-detached warehouse unit which benefits from a substantial yard to the front and side. The property has been refurbished to a high standard and is available by way of a new full repairing and insuring lease on terms to be agreed.

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

Specification

- 6.6m (22 sq ft) to underside of roof
- Secure well managed estate
- Substantial yard
- Two electric loading doors
- 55 car parking spaces



Indicative image

Viewing strictly through joint sole agents.

20 Grosvenor Hill
London W1K 3HQ

savills.com

020 7499 8644

Toby Green

**Lambert Smith
Hampton**

01582 450444

210 BUTTERFIELD GREAT MARLINGS LUTON LU2 8DL

Lloyd Spencer