

Unit 4/5 Foster Avenue

Woodside Park Industrial Estate, Dunstable, LU5 5TA

TO LET: 50,266 SQ FT



LOCATION

Woodside Park, Foster Avenue is located within Dunstable's premier industrial area of Woodside, strategically located 2 miles from J11 of the M1 motorway.

Woodside Park is 9 miles from London Luton Airport and approximately 16 miles north of the M25.

DESCRIPTION

The property comprises a detached, portal frame distribution unit with two storey ancillary offices, a self-contained service yard and secure carpark.

SPECIFICATION

- 6.75m eaves
- 4 level access doors
- Fully fitted two storey offices
- Extensive parking
- Secure yard
- 2 loading canopies

CONTACT

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ACCOMODATION SCHEDULE

| | SQ FT | SQ M |
|----------------------|---------------|--------------|
| Warehouse | 44,435 | 4,128 |
| Ground Floor Offices | 2,909 | 270 |
| First Floor Offices | 2,922 | 271 |
| TOTAL | 50,266 | 4,670 |

TERMS

The unit will be available on a full repairing and insuring term, which is available on request.

RENT

On application.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the joint letting agents.

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DISCLAIMER, CBRE LIMITED

SUBJECT TO CONTRACT – April 2018

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