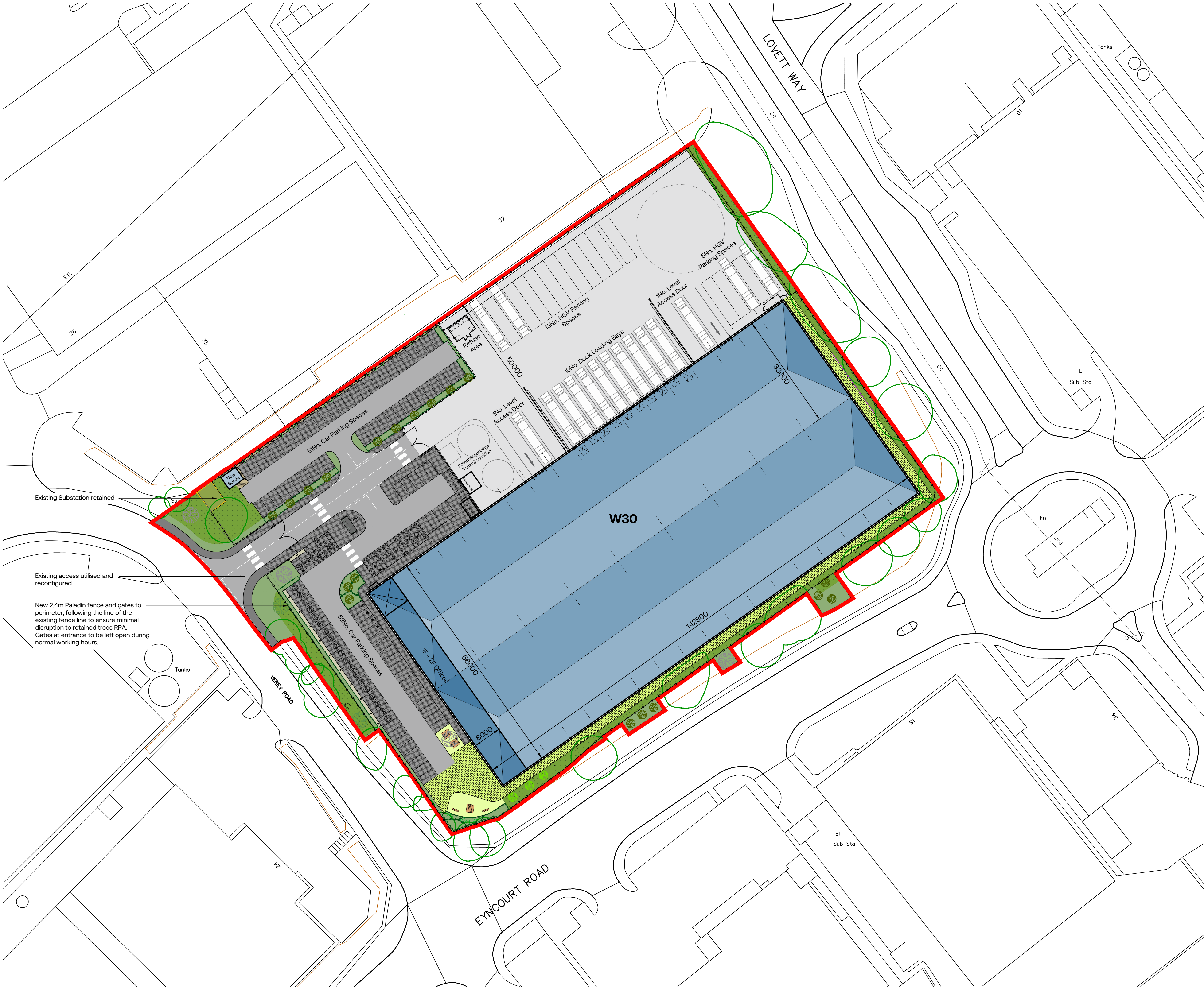




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North



Document Scale(s)

10m SCALE 1:500

Area Schedule

Schedule of Accommodation

Total GIA	-	111,397 ft ²	(10,349 m ²)
Total GEA	-	116,682 ft ²	(10,840 m ²)
Site Area	-	5.35 acres	2.16 ha
Site Density GIA	-		42.00%
Site Density GEA	-		43.99%

Unit W30

Warehouse Area	-	98,436 ft ²	(9,145 m ²)
Office Area (incl. GF core)	-	12,960 ft ²	(1,204 m ²)
Unit W30 GIA	-	111,397 ft ²	(10,349 m ²)
Unit W30 GEA	-	116,682 ft ²	(10,840 m ²)

Staff and Visitor Parking Provision:

Car Parking Spaces:	113No. (7No. of which are Accessible)
EVC Parking Spaces:	23No.
Car Share Spaces:	6No. (marked *)
Powered Two-Wheeler Spaces:	5No.
Cycle Spaces:	12No. Short Stay 24No. Long Stay

Planning Boundary
2.16ha / 5.35 acres

Project Name

W30, Woodside Industrial Estate, Dunstable

Employer Project Address

Legal & General W30, Woodside Industrial Estate, Dunstable LU5 4TP

RIBA Workstage Suitability

3 - Spatial Coordination A3 - Authorised Stage 3

Drawn Checked Created Size

TW GM 11.12.2024 A1

UMC Project Reference Scale LOD LOI

24497 1:500 3 2

Document Title

Proposed Site Plan

Document Reference

24497 - UMC - 01 - SI - DR - A - 0601

Revision Note

Site access gates moved to ensure they are 20m away from the estate road.
Public pedestrian crossing added at entrance bell mouth.
No. Electric Vehicle Charging (EVC) bay added.
No. additional accessible space replaces a standard parking space.

Issue Date Status Current Revision

30.01.26 TENDER

C03