



A New Warehouse / Industrial Development From 8,410 sq ft - 33,920 sq ft

READY FOR OCCUPATION Q2 2020

- 1.6 miles to M1 Junction 11
- 4.5 miles to Luton Train Station
- 7 miles to London Luton Airport
- First floor offices
- Up to 30m yard depths
- Suitable for B1/B2/B8 uses

DUNSTABLE

insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW



STRATEGIC
LOCATION



DOCK AND LEVEL
ACCESS LOADING DOORS



9-10M TO UNDERSIDE
OF HAUNCH



FULLY FITTED FIRST
FLOOR OFFICES



SUITABLE FOR
B1 / B2 / B8 USES



UP TO 30M
YARD DEPTHS



115 CAR PARKING
SPACES

ACCOMMODATION

Unit 1	sq ft	sq m
Warehouse	9,270	861
1st Floor Office	1,730	160
Total	11,000	1,021

9m to underside of haunch

Unit 2	sq ft	sq m
Warehouse	7,090	659
1st Floor Office	1,520	141
Total	10,490	800

9m to underside of haunch

Unit 3	sq ft	sq m
Warehouse	8,970	833
1st Floor Office	1,520	141
Total	10,490	974

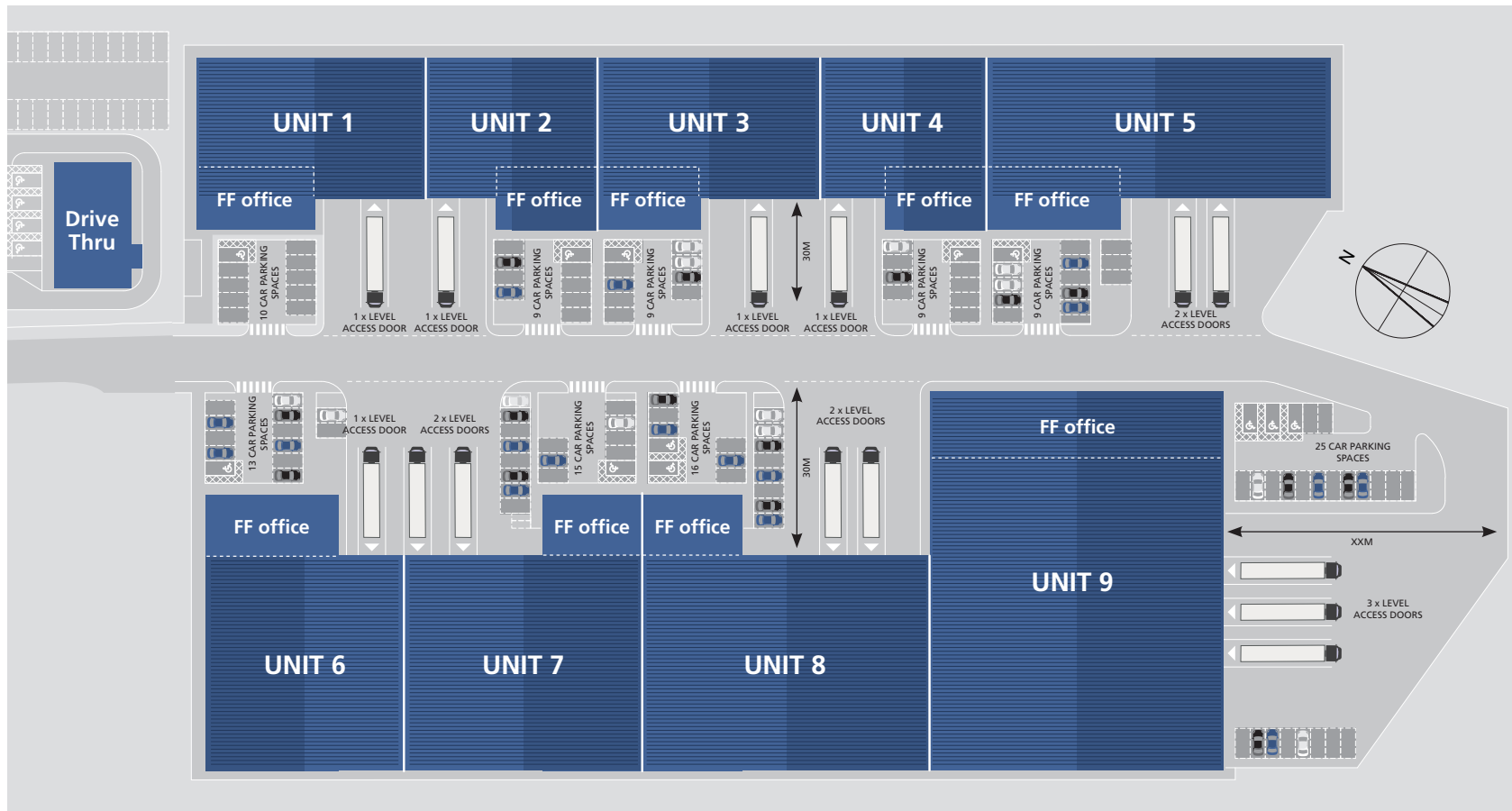
9m to underside of haunch

Unit 4	sq ft	sq m
Warehouse	6,890	640
1st Floor Office	1,520	141
Total	8,410	781

9m to underside of haunch

Unit 5	sq ft	sq m
Warehouse	13,660	1,269
1st Floor Office	2,020	188
Total	15,680	1,457

9m to underside of haunch



Unit 6	sq ft	sq m
Warehouse	13,240	1,230
1st Floor Office	2,030	189
Total	15,270	1,419

10m to underside of haunch

Unit 7	sq ft	sq m
Warehouse	15,080	1,401
1st Floor Office	1,570	146
Total	16,650	1,547

10m to underside of haunch

Unit 8	sq ft	sq m
Warehouse	18,030	1,675
1st Floor Office	1,570	146
Total	19,600	1,821

10m to underside of haunch

Unit 9	sq ft	sq m
Warehouse	29,270	2,719
1st Floor Office	4,650	432
Total	33,920	3,151

10m to underside of haunch
Opportunity to gate off yard

UNITS AVAILABLE FROM FROM 8,410 SQ FT UP TO 33,920 SQ FT.

insignia park

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CANMOOR

LOCATION

Insignia Park is located fronting the A505 Luton Road within an established employment area, close to the Luton to Dunstable guided busway and within 1.6 miles of junction 11 of the M1 motorway.

Insignia Park is within 4.5 miles of Luton train station and 7 miles from London Luton Airport whilst the M1/M25 intersection is within 16 miles. The development is also well located in relation to the new Woodside Link which provides direct access to junction 11a of the M1.

PLANNING

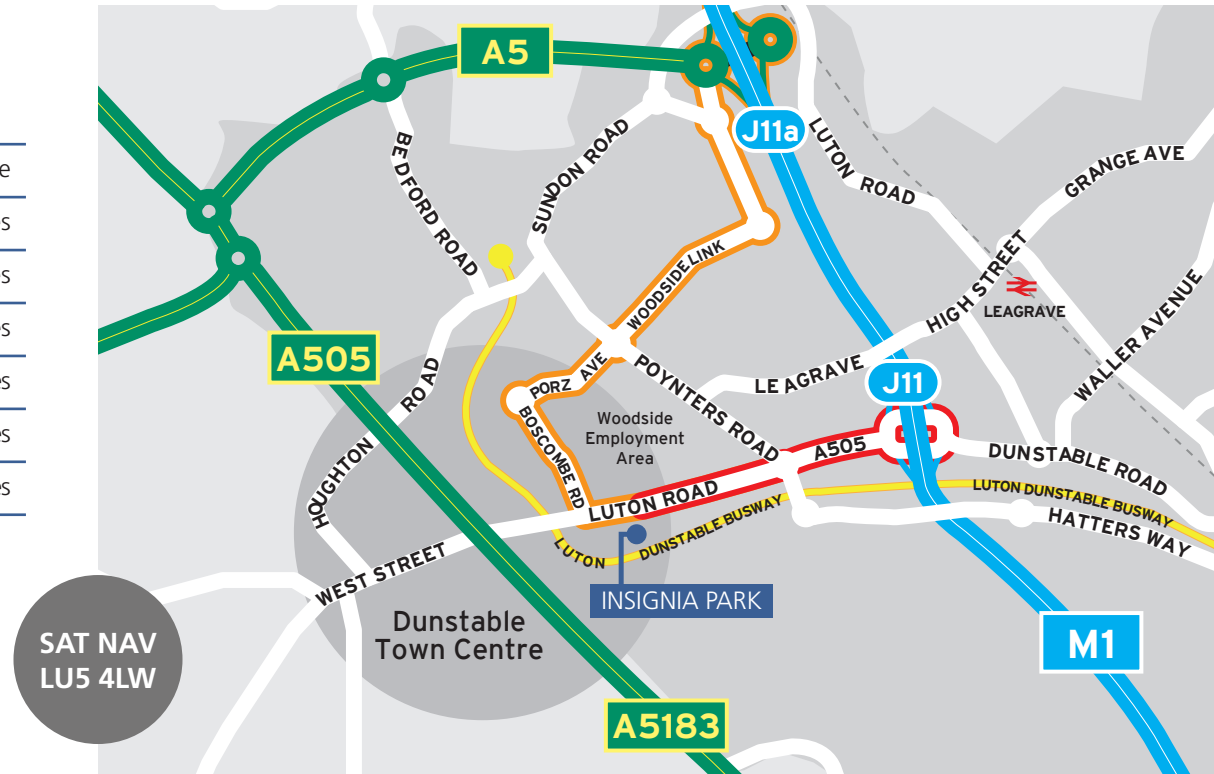
The consented scheme will allow for the units to be occupied for B1, B2 or B8 uses.

COMMUNICATIONS

Dunstable Town Centre	1 mile
M1 J11	1.6 miles
Luton Central Rail	4.5 miles
Luton Airport	7 miles
M25 Motorway	16 miles
Central London	36 miles
London Heathrow Airport	38 miles

TERMS

All units are available on a new FRI lease.



17.5% of employee jobs are in manufacturing, transport and storage.



M1/A5 Link and Woodside Link recently opened in 2017.



Close proximity to London Luton Airport and Luton mainline station.



Full time gross weekly pay is 5% lower than the national average.

FURTHER INFORMATION

For further information or availability please contact the joint agents.



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