



A New Warehouse Development From 9,630 sq ft – 32,640 sq ft **TO LET**

- 1.6 miles to M1 Junction 11
- 7 miles to London Luton Airport
- First floor offices
- Unit 1: 8m clear internal height
- Units 2–4: 7.25m clear internal height
- Units 5–8: 10m clear internal height
- Up to 44m yard depths
- Suitable for B8 use
- BREAM 'Very Good'

DUNSTABLE

insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW



LUTON ROAD
A505

LUTON
DUNSTABLE BUSWAY



STRATEGIC
LOCATION



LEVEL ACCESS
LOADING DOORS



7.25-10M CLEAR
INTERNAL HEIGHT



FULLY FITTED FIRST
FLOOR OFFICES



SUITABLE FOR
B8 USE



UP TO 44M
YARD DEPTHS



158 CAR PARKING
SPACES

DUNSTABLE

SUSTAINABILITY

The eight new high specification units on site at Insignia Park have been constructed with sustainability at the forefront of development, enabling occupiers to continue operating in a more environmentally considered way.



'VERY GOOD'



SOLAR PVS ON EACH UNIT ROOF



ELECTRICAL VEHICLES CHARGING POINTS



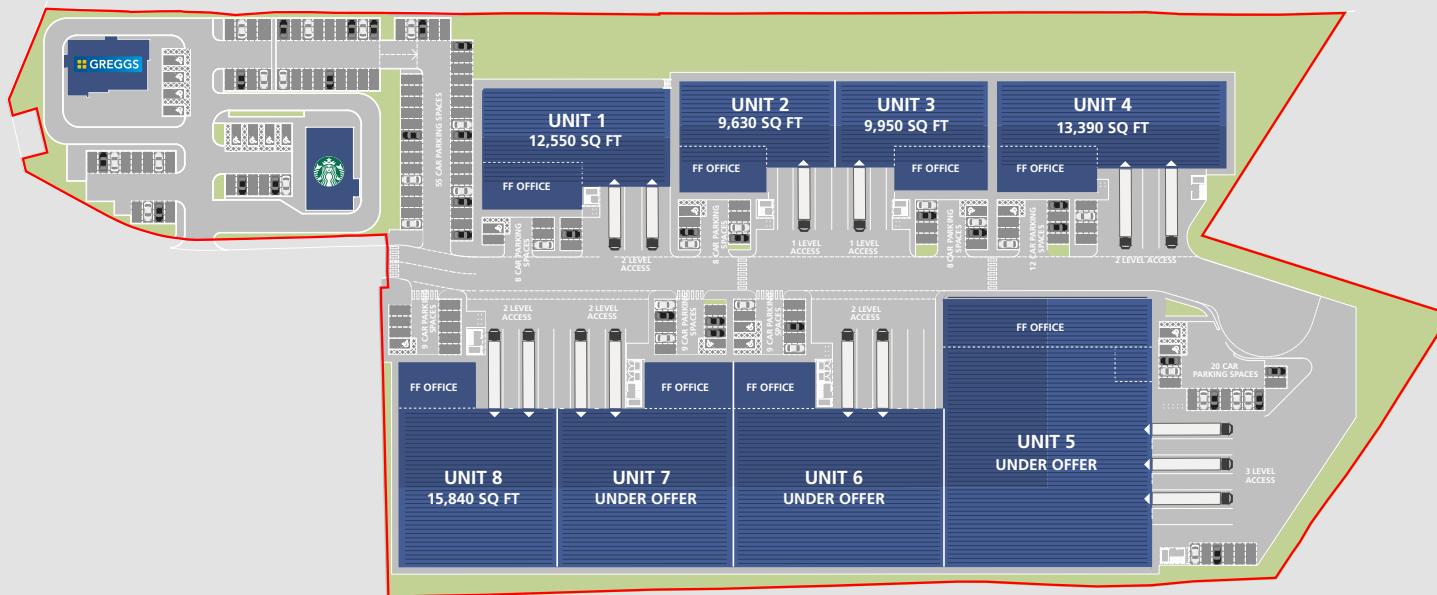
LOW ENERGY LED LIGHTING



PIR LIGHTING CONTROLS OFFICE & CORE AREAS



ENHANCED HEATING & COOLING SYSTEMS



ACCOMMODATION

GEA (GROSS EXTERNAL AREA)

Unit 1	sq ft	sq m
Warehouse	10,310	958
1st Floor Office	2,240	208
Total	12,550	1,166

Unit 5	sq ft	sq m
Warehouse	27,670	2,571
1st Floor Office	4,970	462
Total	32,640	3,033

Unit 2	sq ft	sq m
Warehouse	7,640	709
1st Floor Office	1,990	185
Total	9,630	894

Unit 6	sq ft	sq m
Warehouse	18,810	1,748
1st Floor Office	2,040	190
Total	20,850	1,938

Unit 3	sq ft	sq m
Warehouse	7,870	731
1st Floor Office	2,080	194
Total	9,950	925

Unit 7	sq ft	sq m
Warehouse	15,800	1,468
1st Floor Office	2,040	190
Total	17,840	1,658

Unit 4	sq ft	sq m
Warehouse	11,150	1,036
1st Floor Office	2,240	208
Total	13,390	1,244

Unit 8	sq ft	sq m
Warehouse	13,990	1,299
1st Floor Office	1,850	172
Total	15,840	1,471

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

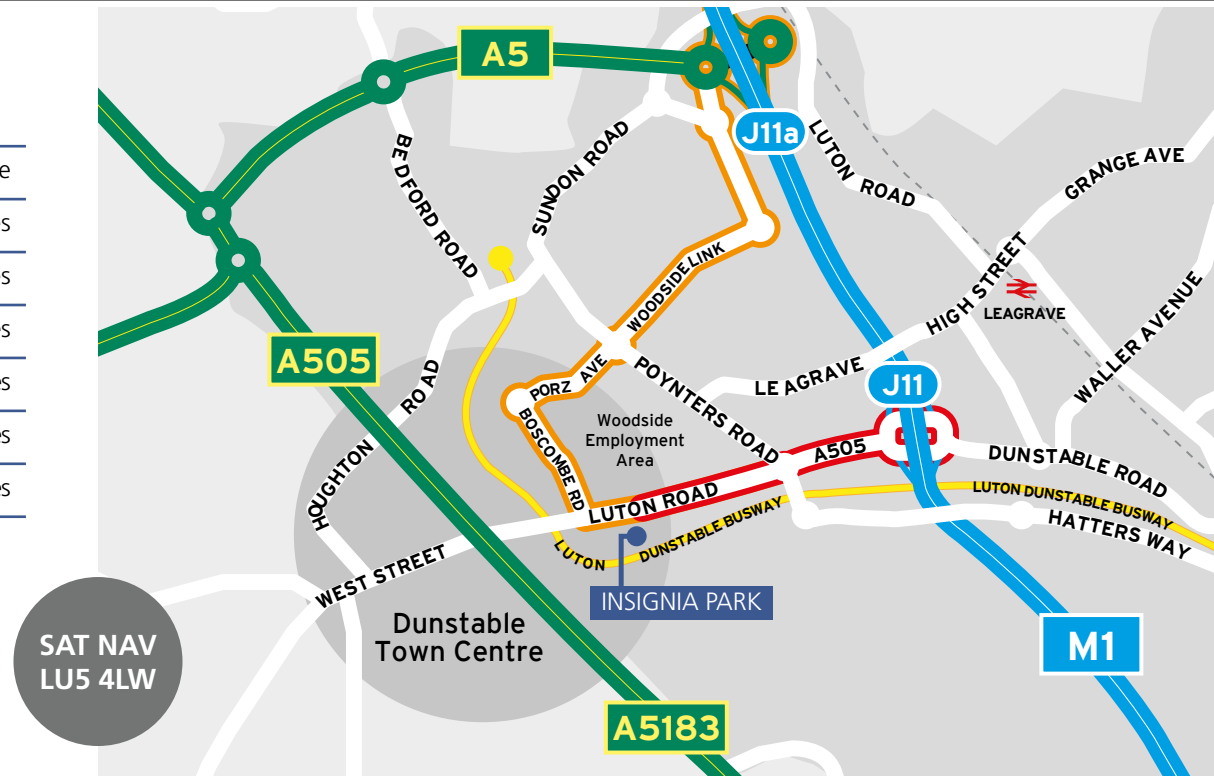
The consented scheme will allow for the units to be occupied for B8 use.

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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