



A New Warehouse Development From 9,831 – 34,353 sq ft **TO LET**



- 1.6 miles to M1 Junction 11
- 7 miles to London Luton Airport
- Fully Fitted First floor offices
- Unit 1: 8m clear internal height
- Units 2-4: 7.25m clear internal height
- Units 7-8: 10m clear internal height
- Suitable for B8 use
- BREEM 'Very Good'
- EV charging spaces

DUNSTABLE

insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW



STRATEGIC
LOCATION



LEVEL ACCESS
LOADING DOORS



7.25-10M CLEAR
INTERNAL HEIGHT

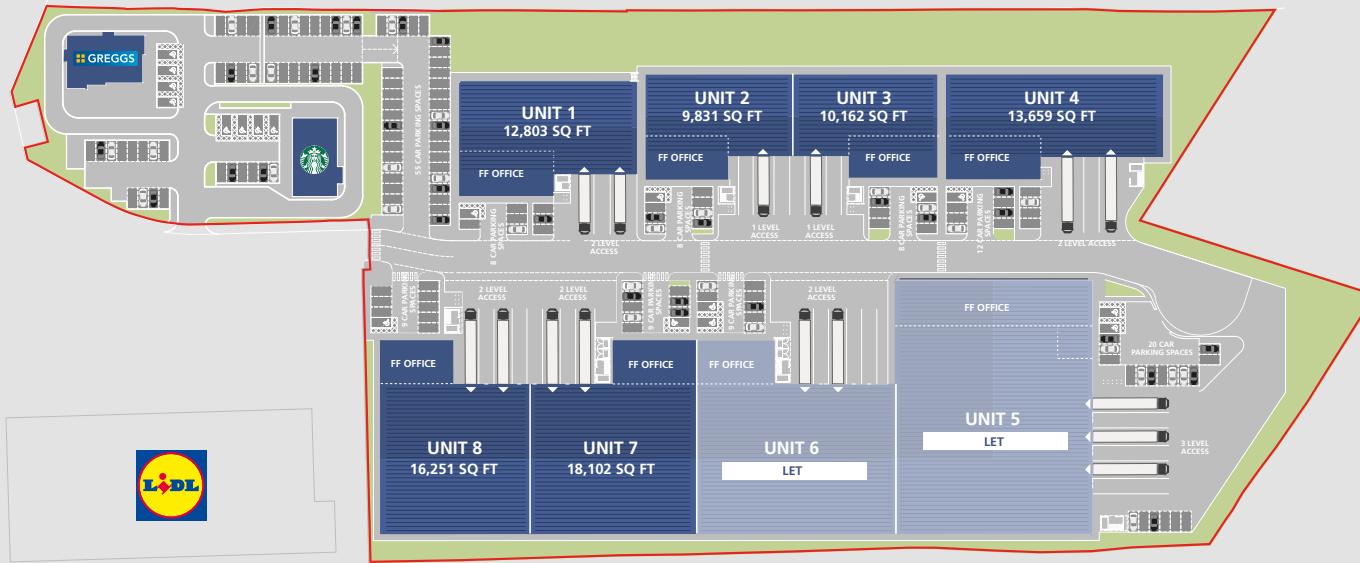


FULLY FITTED FIRST
FLOOR OFFICES



SUITABLE FOR
B8 USE

DUNSTABLE



SUSTAINABILITY

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



BREEAM
'VERY GOOD'



SOLAR PVS ON
EACH UNIT ROOF



ELECTRIC VEHICLE
CHARGING POINTS



LOW ENERGY
LED LIGHTING



PIR LIGHTING CONTROLS
OFFICE & CORE AREAS



ENHANCED HEATING
& COOLING SYSTEMS

ACCOMMODATION

GEA (GROSS EXTERNAL AREA)

Units are capable of being combined

Unit 1	sq ft	sq m
Warehouse	10,486	974.2
1st Floor Office	2,317	215.3
Total	12,803	1,189.5

Unit 2	sq ft	sq m
Warehouse	7,770	721.9
1st Floor Office	2,061	191.5
Total	9,831	913.4

Unit 3	sq ft	sq m
Warehouse	8,005	743.7
1st Floor Office	2,157	200.4
Total	10,162	944.1

Unit 4	sq ft	sq m
Warehouse	11,334	1,053
1st Floor Office	2,325	216.0
Total	13,659	1,269.0

Unit 5	sq ft	sq m
Warehouse	2,607	
1st Floor Office	5,832	541.8
Total	33,893	3,148.8

Unit 6	sq ft	sq m
Warehouse	1,774.4	
1st Floor Office	2,126	197.5
Total	21,226	1,971.9

Unit 7	sq ft	sq m
Warehouse	15,976	1,484.2
1st Floor Office	2,126	197.5
Total	18,102	1,681.7

Unit 8	sq ft	sq m
Warehouse	14,323	1,330.6
1st Floor Office	1,928	179.1
Total	16,251	1,509.7

insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW



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

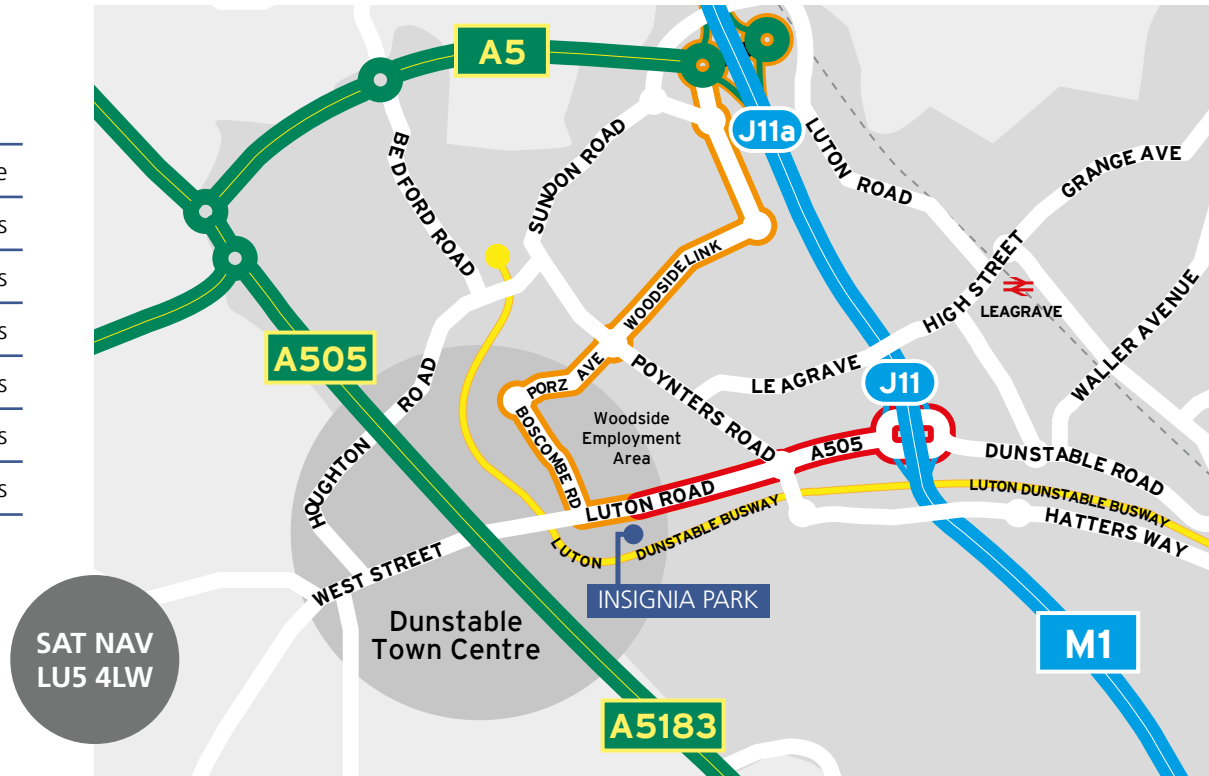
The consented scheme allows for the units to be occupied for B8 warehouse use.

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 immediately available on a new FRI lease.



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



M1/A5 Link and Woodside Link.



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.



James Saxby
james.saxby@eu.jll.com
Melinda Cross
melinda.cross@eu.jll.com



Lloyd Spencer
lspencer@adroitrealstate.co.uk
Dan Jackson
djackson@adroitrealstate.co.uk