

unit 4 insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW

CANMOOR



New High Specification Warehouse Unit 13,659 sq ft **TO LET**



- Strategic Location
- 1.6 miles to M1 Junction 11
- 7 miles to London Luton Airport
- Fully fitted first floor offices
- 7.25m clear internal height
- Suitable for B8 use
- BREEAM 'very good'
- EV charging spaces

DUNSTABLE

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14 CAR PARKING SPACES



2 LEVEL ACCESS LOADING DOORS



PROMINENTLY LOCATED



7.2M CLEAR INTERNAL HEIGHT



FULLY FITTED FIRST FLOOR OFFICES

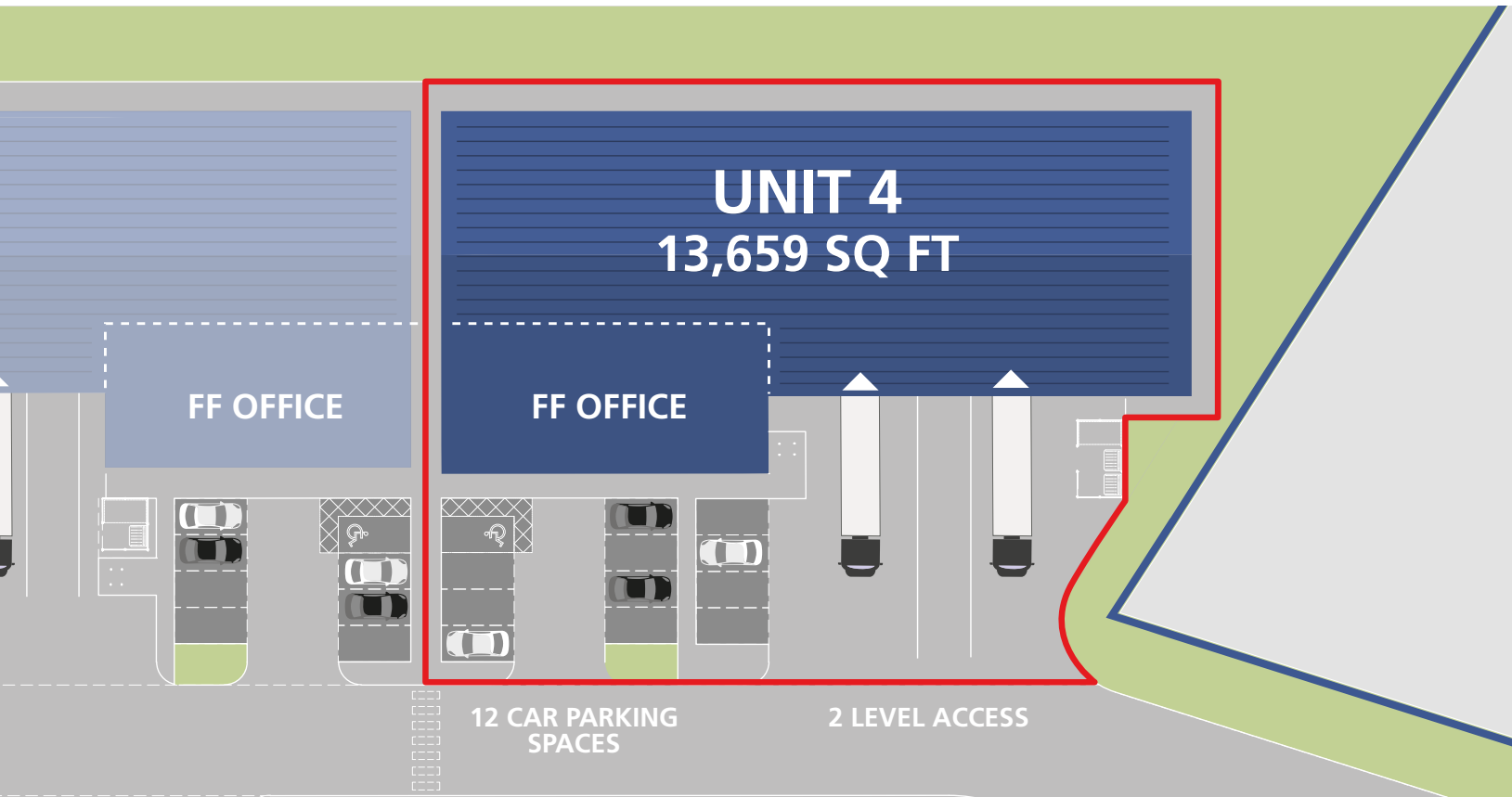


SUITABLE FOR B8 USE



POWER SUPPLY 100 KVA

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.

ACCOMMODATION

GEA (GROSS EXTERNAL AREA)

Unit 4	SQ FT	SQ M
Warehouse	11,334	1,053
1st Floor Office	2,325	216.0
Total	13,659	1,269.0

Car Parking Spaces 14



BREEAM
'VERY GOOD'



EPC
RATING A20



SOLAR PV
INSTALLED



ELECTRIC VEHICLE
CHARGING POINTS



LOW ENERGY
LED LIGHTING



PIR LIGHTING CONTROLS
OFFICE & CORE AREAS



ENHANCED
HEAT PUMPS

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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 unit to be occupied for B8 warehouse use.

COMMUNICATIONS

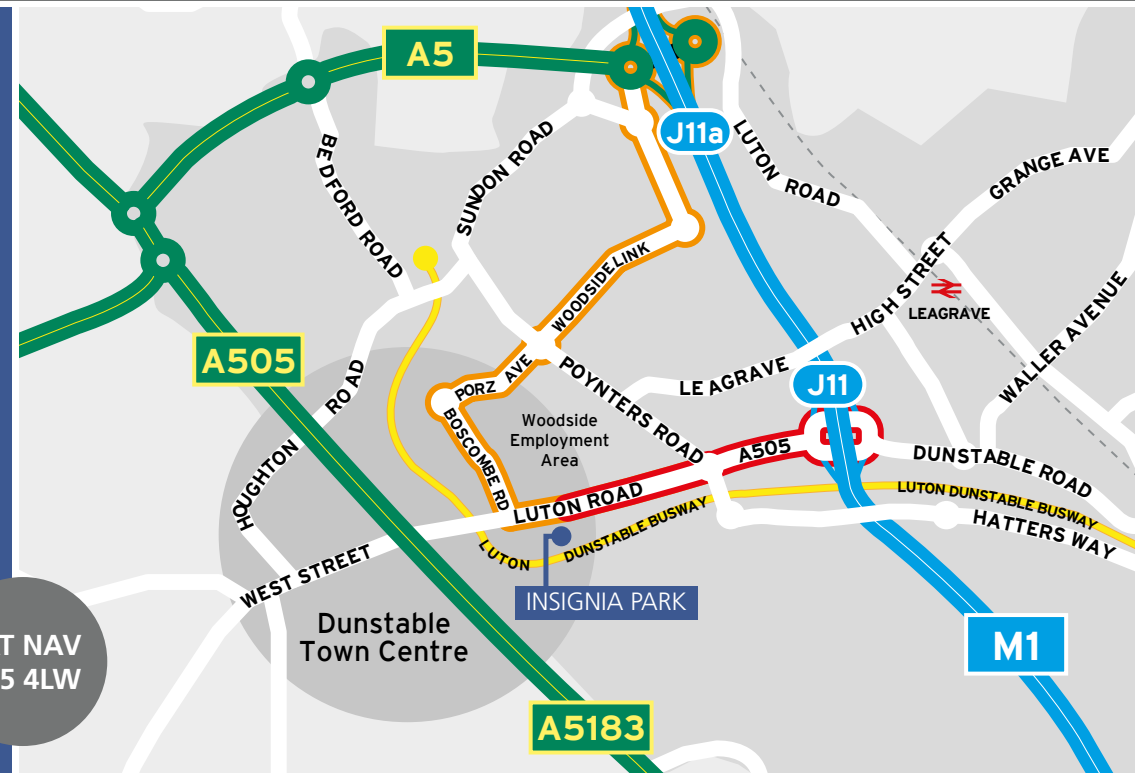
Dunstable Town Centre	1 mile
M1 J11	1.6 miles
Luton Central Rail	4.5 miles
Luton Airport	7 miles
M25 Motorway	16 miles
Central London	36 miles
London Heathrow Airport	38 miles

RATEABLE VALUE

The property has a Rateable Value of £90,000 in the 2023 Rating List

TERMS

The unit is 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.



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