

Ready for  
occupation Q1 2022



## A New Warehouse / Industrial Development From 8,960 sq ft - 31,330 sq ft

- 1.6 miles to M1 Junction 11
- 8-10m to underside of haunch
- 7 miles to London Luton Airport
- First floor offices
- Up to 44m yard depths
- Suitable for B1/B2/B8 uses

# DUNSTABLE

# insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW



STRATEGIC  
LOCATION



DOCK AND LEVEL  
ACCESS LOADING DOORS



8-10M TO UNDERSIDE  
OF HAUNCH



FULLY FITTED FIRST  
FLOOR OFFICES



SUITABLE FOR  
B1 / B2 / B8 USES



UP TO 44M  
YARD DEPTHS



158 CAR PARKING  
SPACES

## ACCOMMODATION

GIA (GROSS INTERNAL AREA)

Unit 2	sq ft	sq m
Warehouse	9,720	903
First Floor Office	1,990	185
<b>Total</b>	<b>11,710</b>	<b>1,088</b>

Unit 3	sq ft	sq m
Warehouse	7,200	669
First Floor Office	1,760	163
<b>Total</b>	<b>8,960</b>	<b>832</b>

Unit 4	sq ft	sq m
Warehouse	7,420	690
First Floor Office	1,850	172
<b>Total</b>	<b>9,270</b>	<b>862</b>

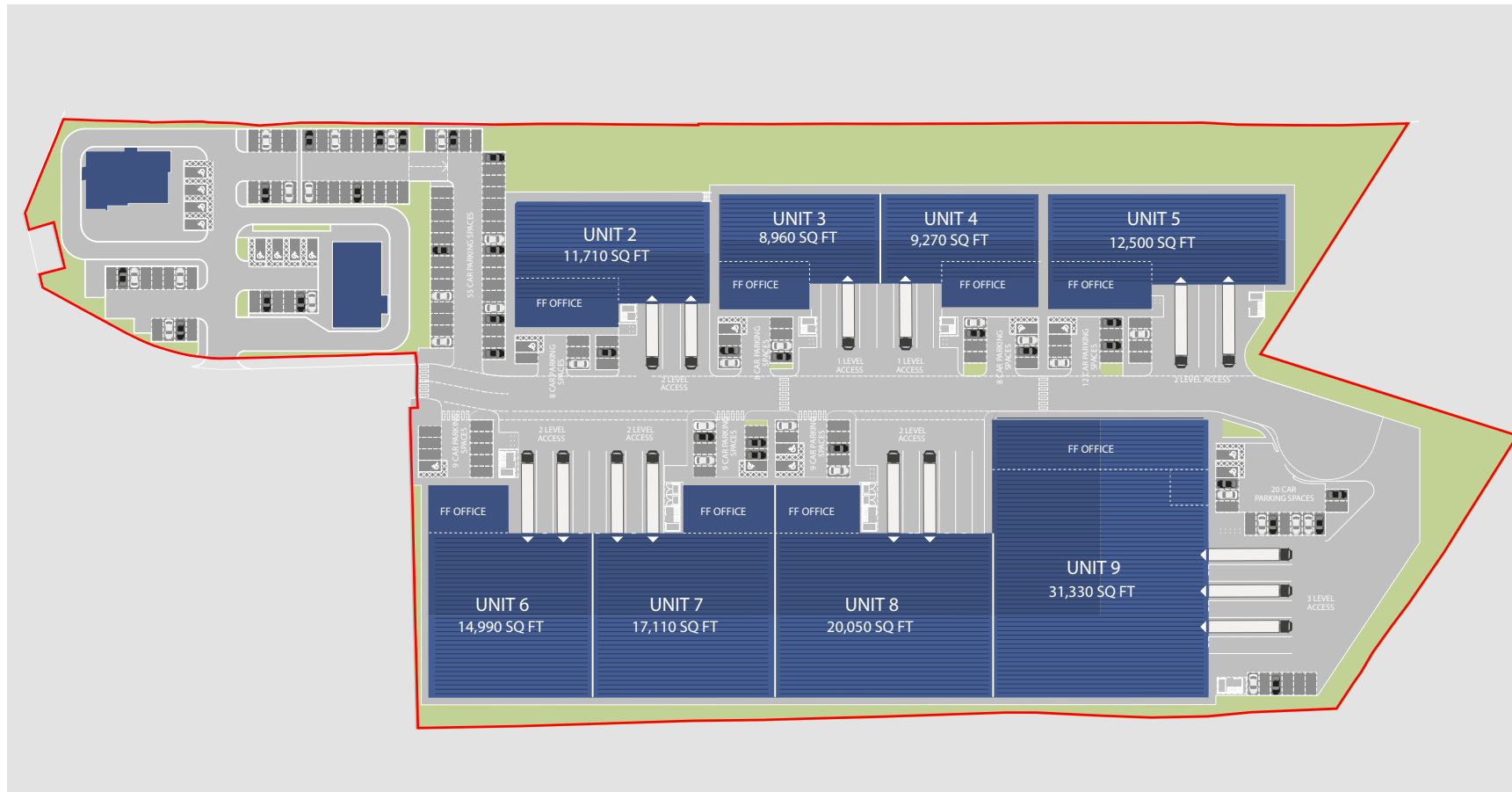
Unit 5	sq ft	sq m
Warehouse	10,510	977
First Floor Office	1,990	185
<b>Total</b>	<b>12,500</b>	<b>1,162</b>

Unit 6	sq ft	sq m
Warehouse	13,410	1,246
1st Floor Office	1,580	147
<b>Total</b>	<b>14,990</b>	<b>1,393</b>

Unit 7	sq ft	sq m
Warehouse	15,320	1,423
1st Floor Office	1,790	166
<b>Total</b>	<b>17,110</b>	<b>1,589</b>

Unit 8	sq ft	sq m
Warehouse	18,260	1,696
1st Floor Office	1,790	166
<b>Total</b>	<b>20,050</b>	<b>1,862</b>

Unit 9	sq ft	sq m
Warehouse	26,870	2,496
1st Floor Office	4,460	414
<b>Total</b>	<b>31,330</b>	<b>2,910</b>



UNITS AVAILABLE FROM **FROM 8,960 SQ FT UP TO 31,330 SQ FT.**

# insignia park

LUTON ROAD ■ DUNSTABLE ■ LU5 4LW

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

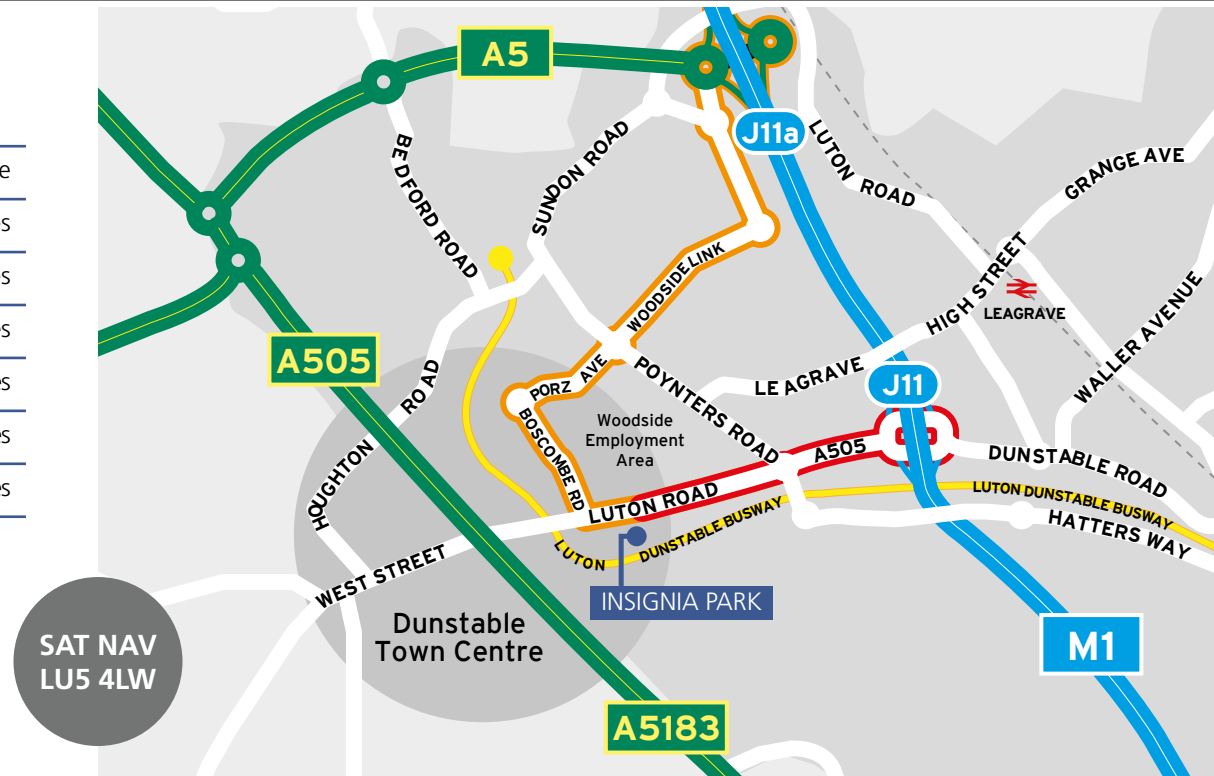
The consented scheme will allow for the units to be occupied for B1, B2 or B8 uses.

## 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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