

# INSIGNIA PARK

LUTON ROAD • DUNSTABLE • LU5 4LW

## UNIT 4

13,659 SQ FT

(1,269 SQ M)



**LOGISTICS WAREHOUSE**

**TO LET**

# WELCOME TO INSIGNIA PARK

Designed with sustainability in mind, Insignia Park enables businesses to operate responsibly while enjoying modern, energy-efficient facilities.



14 PARKING  
SPACES



2-LEVEL ACCESS  
LOADING DOORS



SUITABLE  
FOR B8 USE



PROMINENT  
LOCATION



POWER SUPPLY  
100 KVA



7.2M CLEAR  
INTERNAL HEIGHT



EPC RATING  
A20



SOLAR PV  
INSTALLED



E - VEHICLE  
CHARGING POINTS



LOW ENERGY  
LED LIGHTING



PIR LIGHTING  
CONTROLS



HEAT PUMPS



BREEAM®  
VERY GOOD

McDonald's

Sainsbury's

BUSWAY  
(STOP W2)

WHITE LION  
RETAIL PARK

LIDL

b&m

GREGGS

Dunelm



LUTON ROAD A505

← DUNSTABLE TOWN  
CENTRE 0.7 MILES

M1 (J11) →  
1.6 miles

**INSIGNIA PARK** is a premier industrial development situated in an established employment area along the A505 Luton Road, just 1.6 miles from Junction 11 of the M1. The site offers excellent connectivity, with Luton train station 4.5 miles away and London Luton Airport only 7 miles distant.

The Luton Road, Dunstable busway provides a dedicated, efficient route for rapid transit, connecting Dunstable to Luton and surrounding areas with reduced congestion and improved travel times.

Additionally, the M1/M25 intersection is within 16 miles, and the new Woodside Link provides direct access to Junction 11a of the M1, enhancing overall accessibility.

UNIT 4

INSIGNIA PARK

LOCATION

03

# AN IDEAL WORK ENVIRONMENT



## ACCOMMODATION (GEA)

UNIT 4	SQ FT	SQ M
Warehouse	11,334	1,053
1st Floor Office	2,325	216
<b>TOTAL</b>	<b>13,659</b>	<b>1,269</b>

## PLANNING

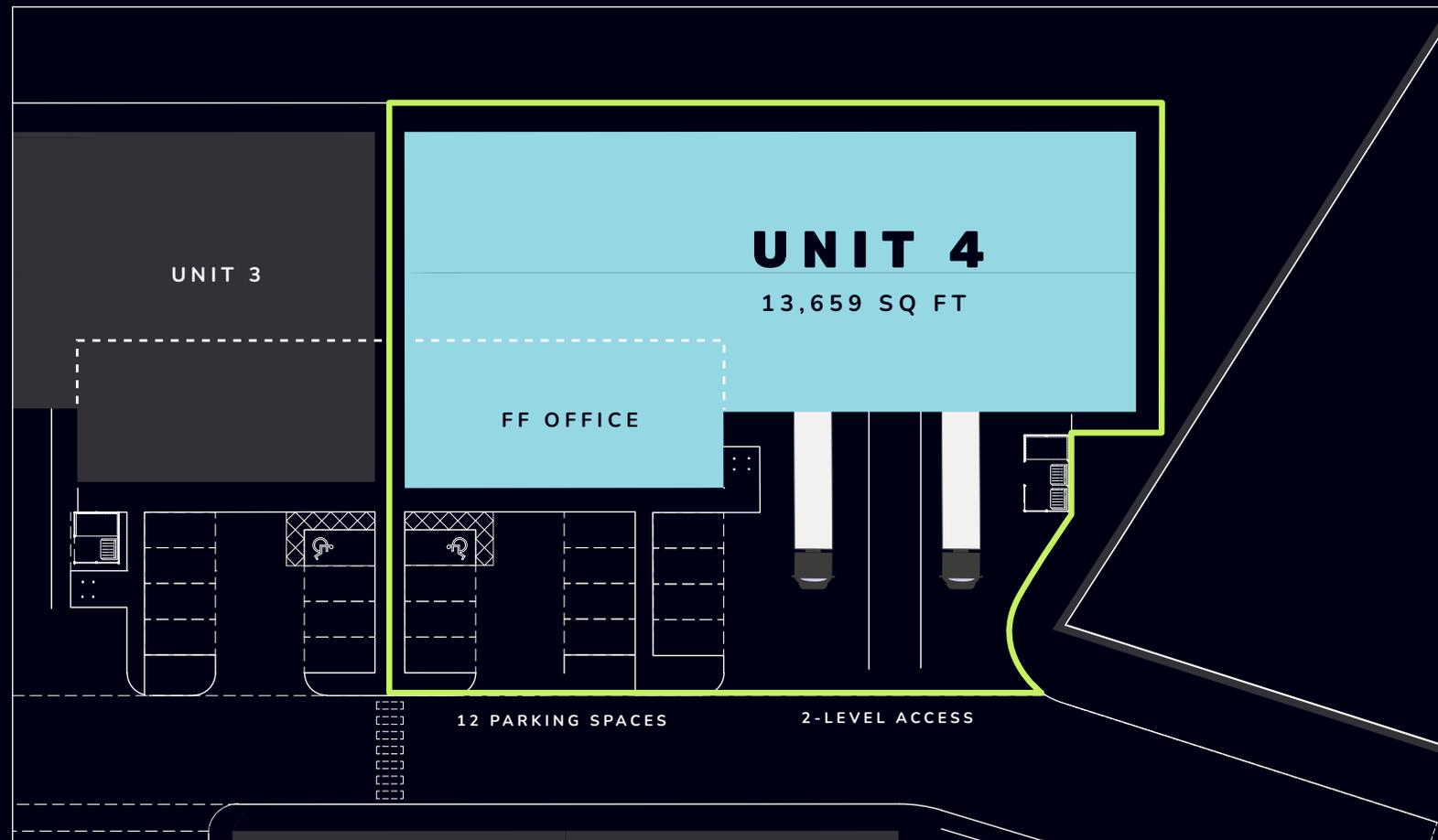
The consented scheme allows for the unit to be occupied for B8 warehouse use.

## 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.



# WELL CONNECTED LOCATION



Dunstable Town Centre	0.7 miles	5 mins
M1 J11	1.6 miles	5 mins
Luton Airport	7 miles	14 mins
M25 Motorway (J21A)	15 miles	20 mins
Central London	36 miles	1 hr 15 mins
London Heathrow Airport	38 miles	44 mins



# GET IN TOUCH

For further information or availability please contact the joint agents.



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