



JUNCTION

LUTON | J10 M1

CONNECT EVERYWHERE

UNITS FROM 39,332 SQ FT TO 307,652 SQ FT
DELIVERY FROM Q1 2025

A development by  WRENBRIDGE

junction-logistics.co.uk

J
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N

Plot G

Plot F

M1

Unit 1
221,258 sq ft

Unit 2
307,652 sq ft

Unit 3
62,228 sq ft

Unit 4
39,332 sq ft

A1081

J10

UNDER CONSTRUCTION ON 4 GRADE A UNITS 39,332 - 307,652 SQ FT IN A PRIME LOCATION

CONNECT EVERYWHERE

Junction is strategically located adjacent to J10 of the M1, for fast connections to the North, the Midlands and London & the South East.



FUTURE-CENTRIC DESIGN AND CONSTRUCTION

A premium grade logistics park that is pushing the boundaries on design, build, well being and sustainability.



A SUSTAINABLE VISION FOR LUTON

Sustainability at the heart of every stage, exceeding our green credentials target, and improving the work environment. Is the energy behind every commitment we make.

Community integration and well being will be a priority, by utilising green space to create cycle, walking and running paths, sound dampening landscaping and new tree planting for increased air quality.

Utilising cutting-edge, design & build features will drive down energy emissions, increase environmental sustainability, and target zero emissions.

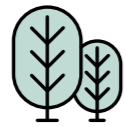
The development phases will create immediate employment for a large local workforce, as well as job opportunities with our future tenants.



EPC A+



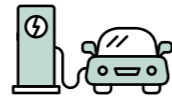
BREEAM Excellent



Extensive Landscaping



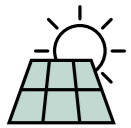
Grade A Specification



EV Car Charging



Cycle Lanes



Solar PV System



Improved Air Quality



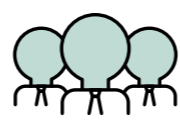
Running Paths



Nature Walks



Local Amenities

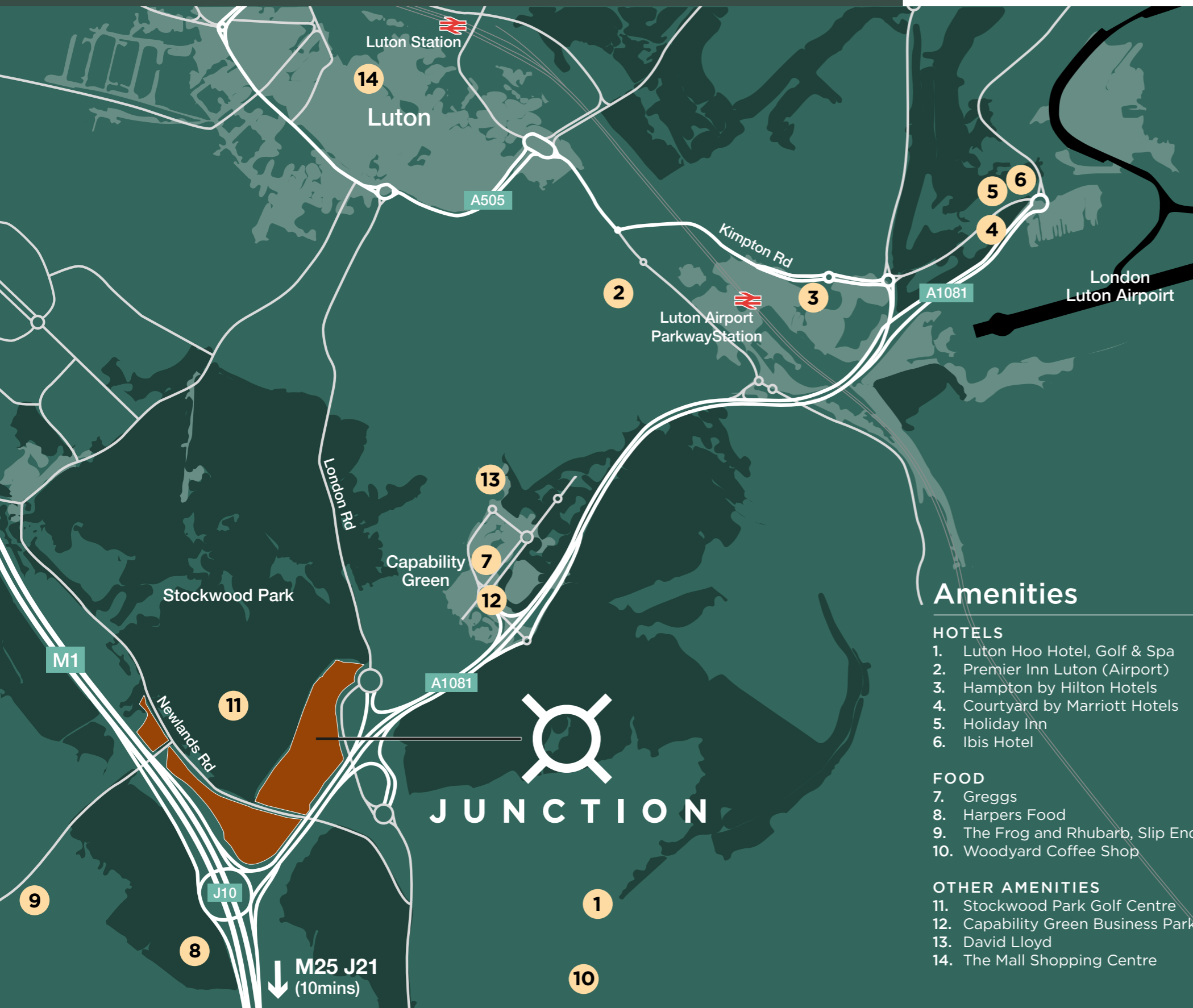


Large local workforce

PV energy generation and life cycle cost

Unit	Annual Generation Kwh	KWp Max Output	Estimated Annual Savings
1	322,607	398	£116,138
2	569,775	609	£205,119
3	126,200	135	£45,432
4	134,309	144	£48,351





Luton

Luton has great transport links reaching many major cities by road, rail and air making it an ideal place to invest and grow.

You can access over 23m people within two hours' travelling time from Luton. Luton is located 33 miles from Central London by road.



Amenities

HOTELS

- 1. Luton Hoo Hotel, Golf & Spa
- 2. Premier Inn Luton (Airport)
- 3. Hampton by Hilton Hotels
- 4. Courtyard by Marriott Hotels
- 5. Holiday Inn
- 6. Ibis Hotel

FOOD

- 7. Greggs
- 8. Harpers Food
- 9. The Frog and Rhubarb, Slip End
- 10. Woodyard Coffee Shop

OTHER AMENITIES

- 11. Stockwood Park Golf Centre
- 12. Capability Green Business Park
- 13. David Lloyd
- 14. The Mall Shopping Centre

Within the town there are two train stations. Regular train services are provided by Thameslink and East Midlands Main Line.

Luton is located 22 minutes from London St Pancras International by rail.

London Luton Airport is one of the UK's busiest airports, carrying 58 million passengers over the past five years. The airport offers flights to 130 destinations across Europe, Africa and Asia and continues to expand its route network.



Plot G
0.59 ha
1.45 acres

Plot F
0.63 ha
1.55 acres

Unit 4
39,332 sq ft

Unit 3
62,228 sq ft

Unit 2
307,652 sq ft

Unit 1
221,258 sq ft

Open Storage sites
3.5MVA of power available

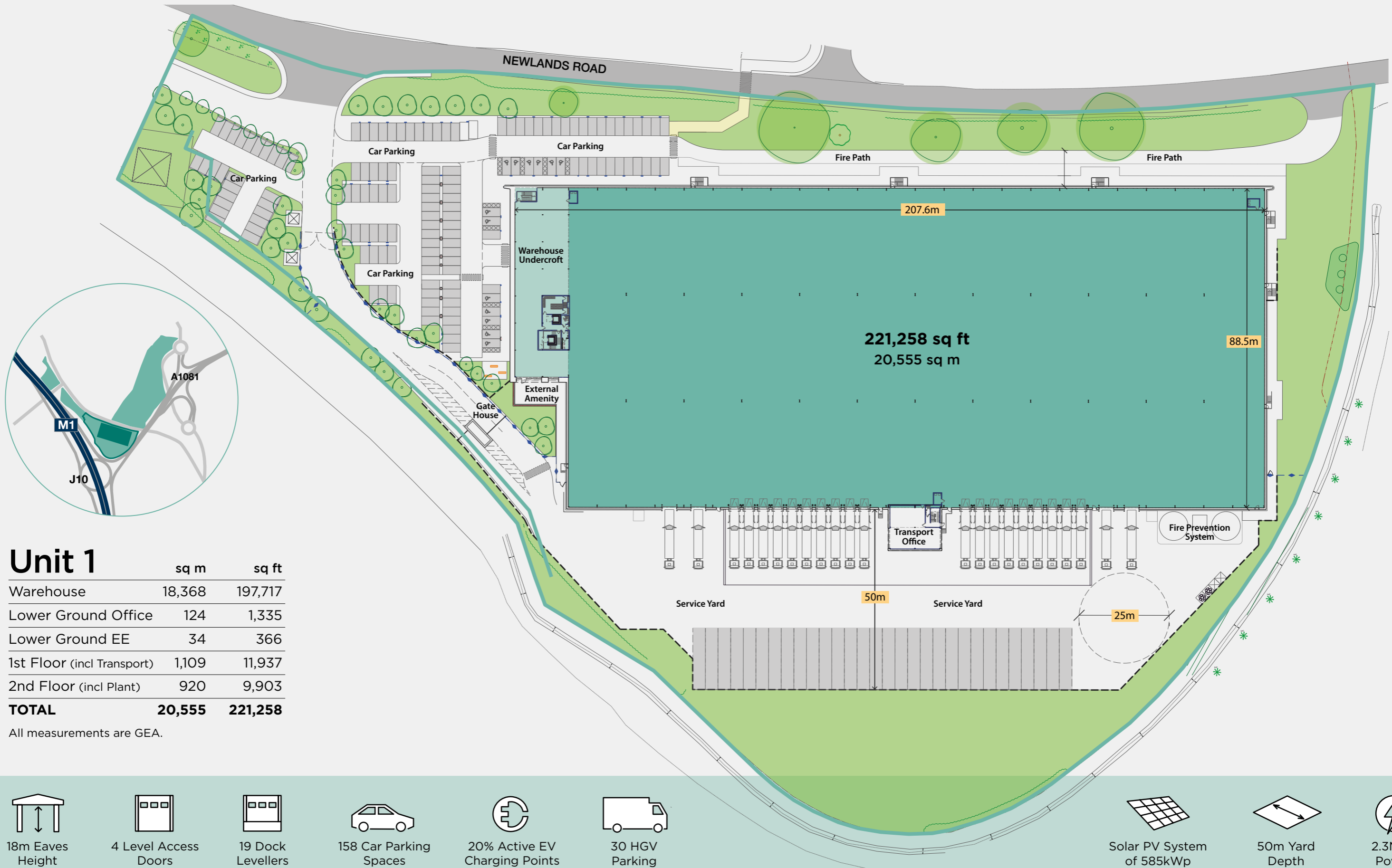
M1

NEWLANDS ROAD

A1081

M1 Junction 10






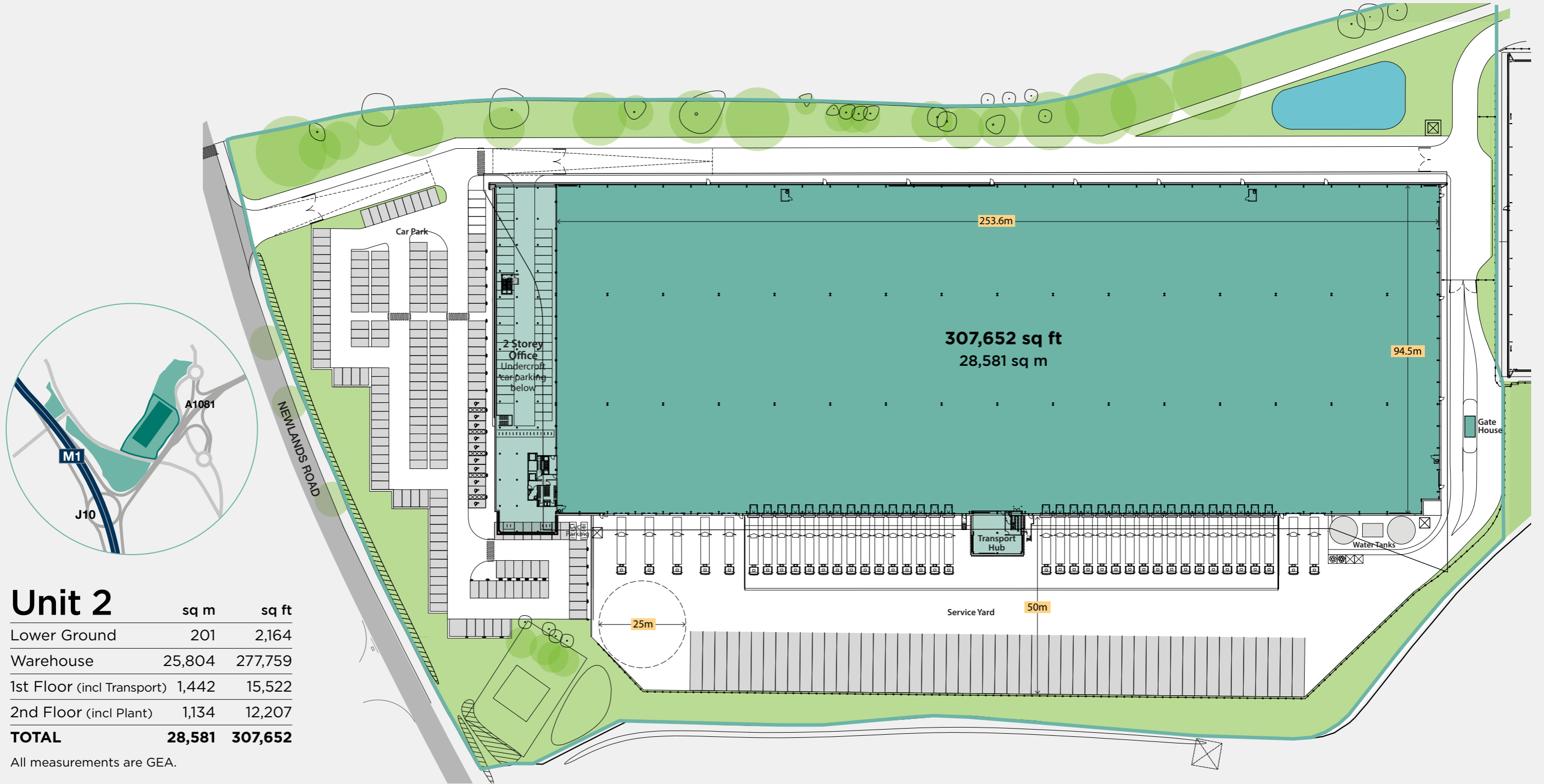
Unit 1

	sq m	sq ft
Warehouse	18,368	197,717
Lower Ground Office	124	1,335
Lower Ground EE	34	366
1st Floor (incl Transport)	1,109	11,937
2nd Floor (incl Plant)	920	9,903
TOTAL	20,555	221,258

All measurements are GEA.

- 
 18m Eaves Height
- 
 4 Level Access Doors
- 
 19 Dock Levellers
- 
 158 Car Parking Spaces
- 
 20% Active EV Charging Points
- 
 30 HGV Parking
- 
 Solar PV System of 585kWp
- 
 50m Yard Depth
- 
 2.3MVA Power

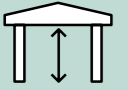






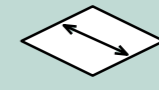





Unit 2

	sq m	sq ft
Lower Ground	201	2,164
Warehouse	25,804	277,759
1st Floor (incl Transport)	1,442	15,522
2nd Floor (incl Plant)	1,134	12,207
TOTAL	28,581	307,652

All measurements are GEA.

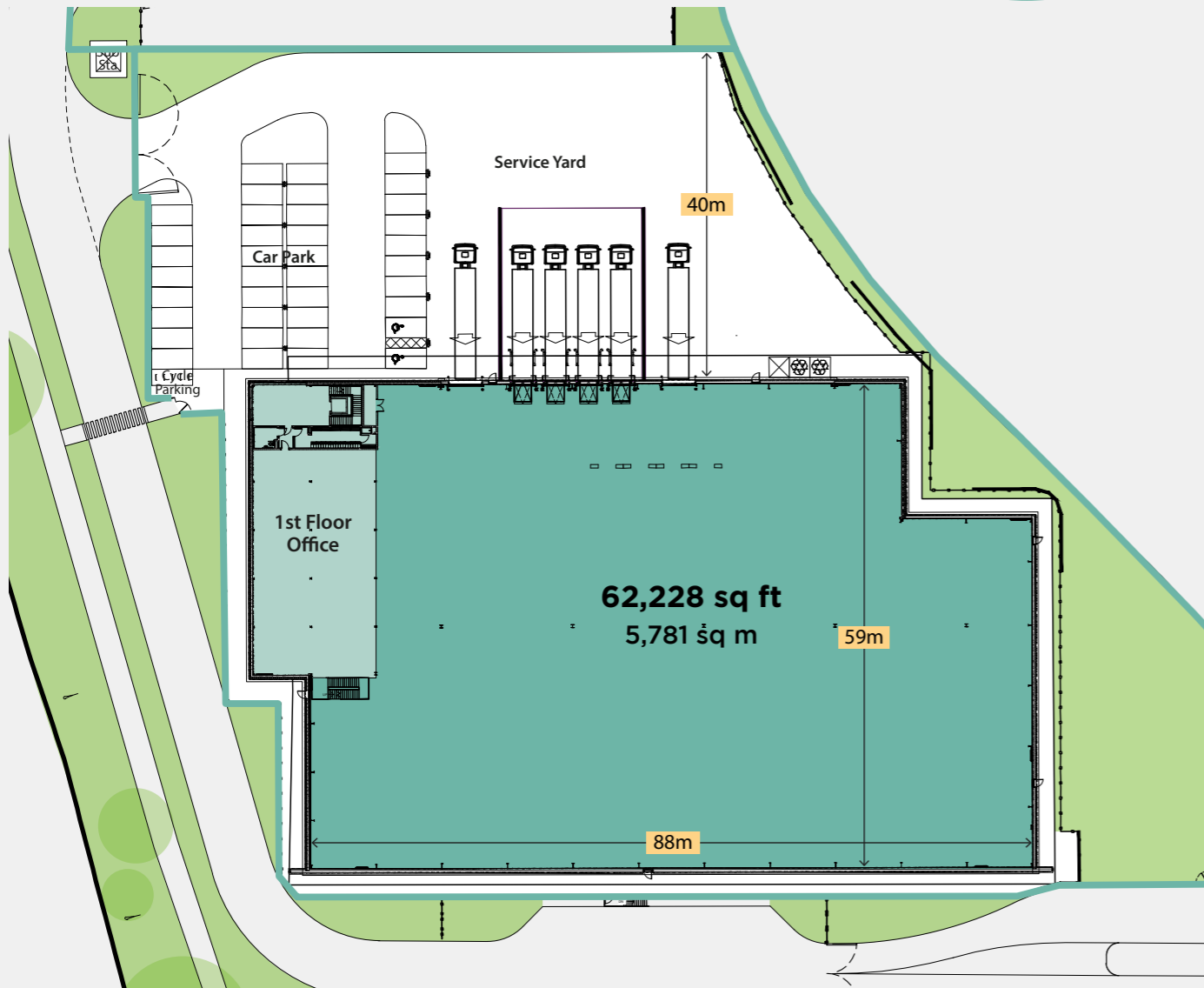
- 
 18m Eaves Height
- 
 7 Level Access Doors
- 
 32 Dock Levellers
- 
 227 Car Parking Spaces
- 
 20% EV Charging Points
- 
 50 HGV Parking
- 
 Solar PV System of 872kWp
- 
 50m Yard Depth
- 
 3.15MVA Power



Unit 3

	sq m	sq ft
Warehouse	5,092	54,811
1st Floor Office	689	7,417
TOTAL	5,781	62,228

All measurements are GEA.

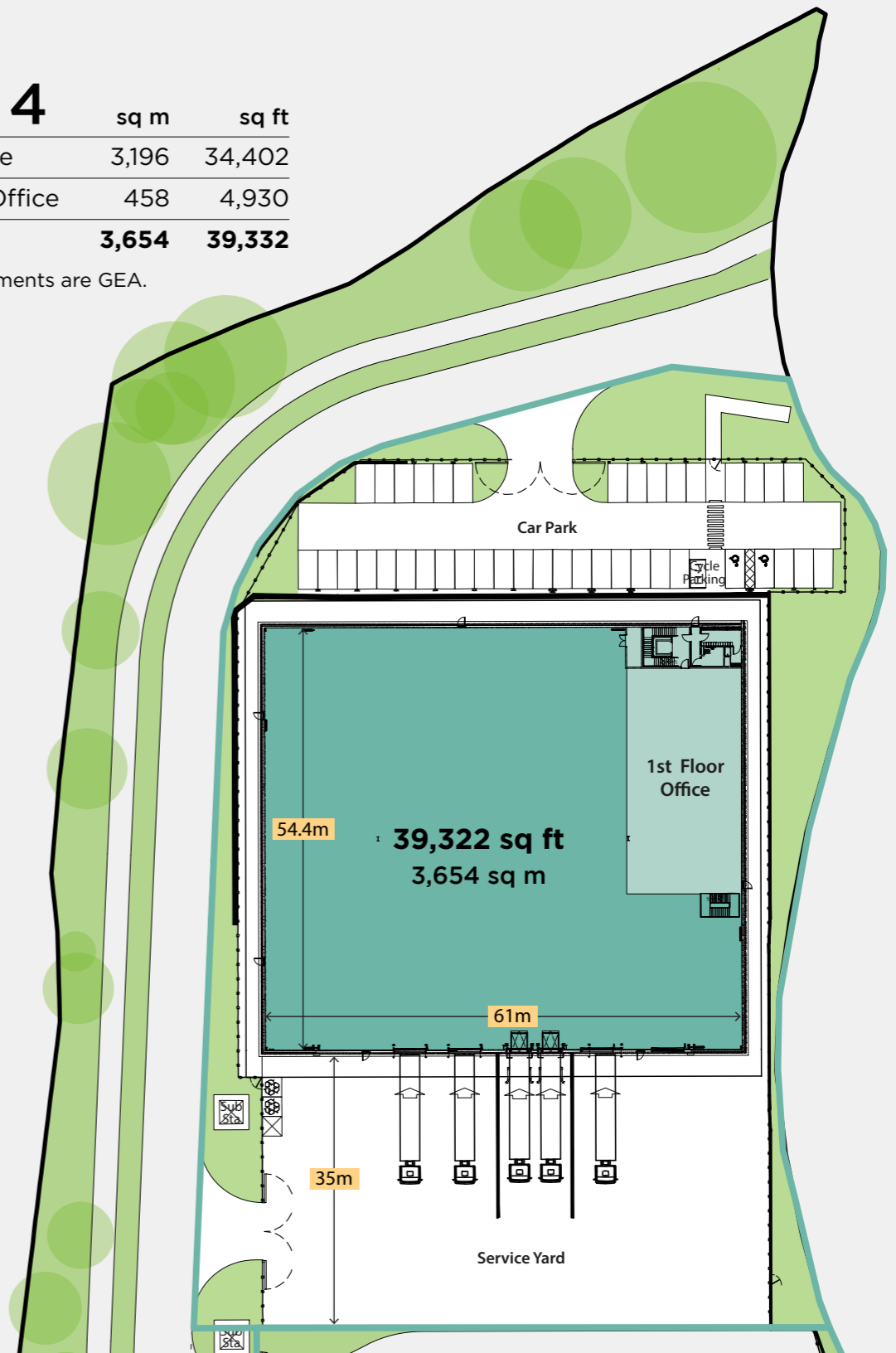


- 12m Eaves Height
- 2 Level Access Doors
- 4 Dock Levellers
- 38 Car Parking Spaces
- 20% EV Charging Points
- Solar PV System of 205kWp
- 40m Yard Depth
- 550kVA Power

Unit 4

	sq m	sq ft
Warehouse	3,196	34,402
1st Floor Office	458	4,930
TOTAL	3,654	39,332

All measurements are GEA.



- 12m Eaves Height
- 3 Level Access Doors
- 2 Dock Levellers
- 33 Car Parking Spaces
- 20% EV Charging Points
- Solar PV System of 180kWp
- 40m Yard Depth
- 375kVA Power



PUSHING BOUNDARIES ON SPECIFICATION AND SUSTAINABILITY

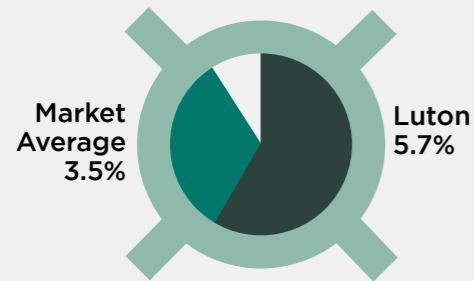


LUTON DEMOGRAPHICS

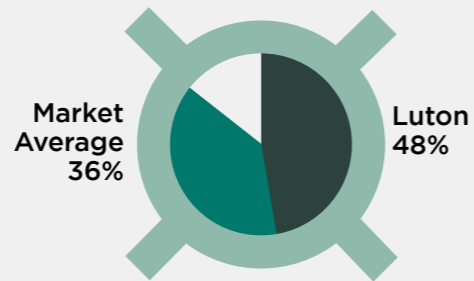
Local workforce characteristics

Source: National Statistics, Labour Force Survey

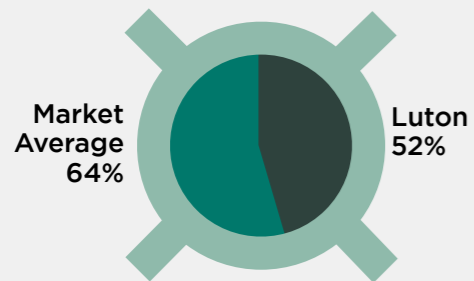
Availability of labour - rate Aug 2022



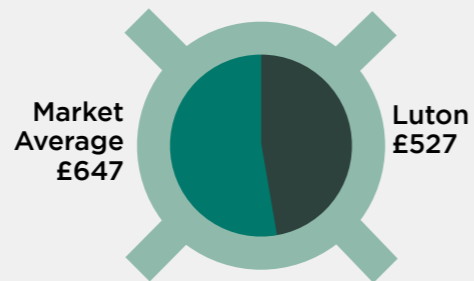
Non-Office based workers % employed 2021



Office based workers % employed 2021



Average gross weekly wages £ 2021

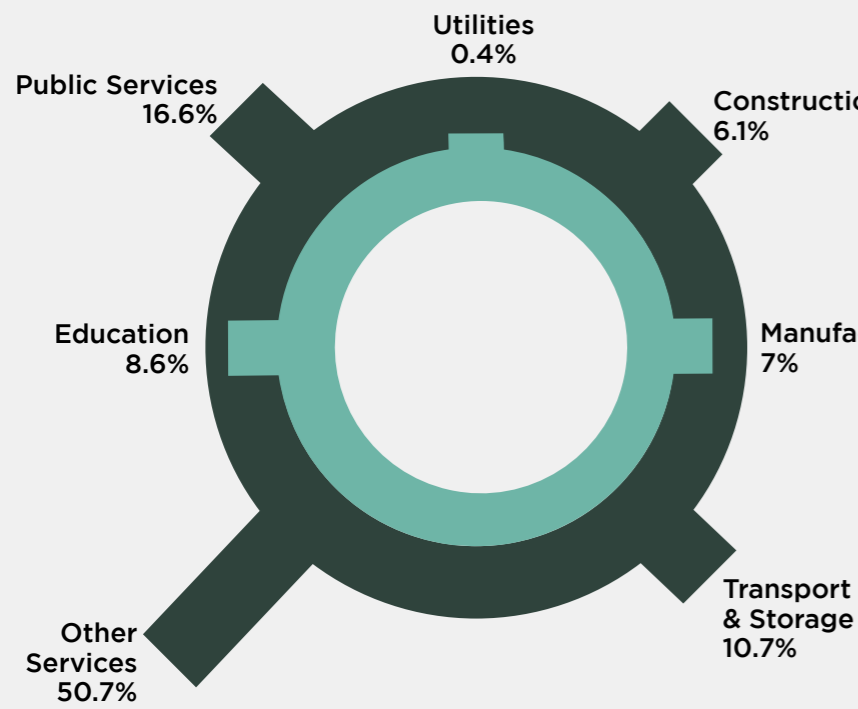


Employment

105,600 employees in Luton at end of 2020

Employment in Manufacturing and Transport & Storage 18,700 employees (2020 data), accounting for 17.8% of total employment - significantly above the industrial PROMIS average.

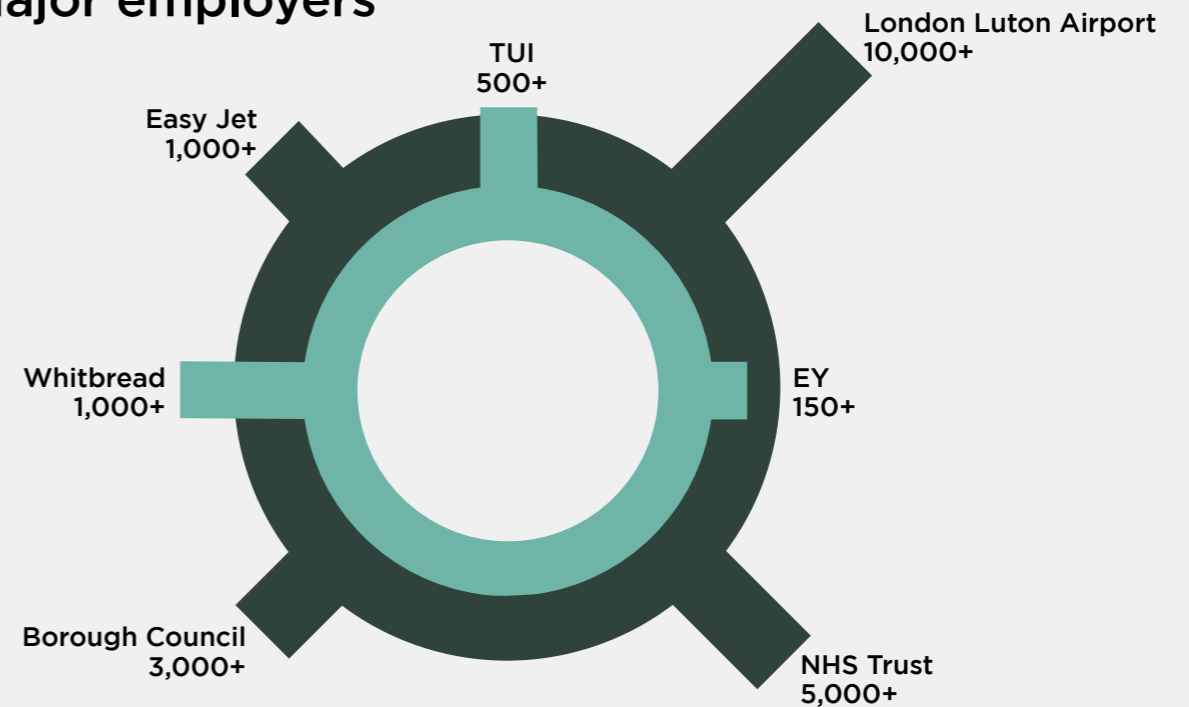
Source: Oxford Economics



Notable occupiers



Major employers



Location

The gateway to London, The Midlands, the North and international destinations.

Junction is situated adjacent to J10 of the M1 and just 11 miles north of J21 of the M25. Luton Town and Airport Parkway stations are within 2 miles of the park and run services to London, the East Midlands and beyond.

London Luton Airport is 4 minutes drive boasting 121 national and international destinations.

AS WE SAY, YOU CAN CONNECT EVERYWHERE FROM HERE

DRIVE TIMES BY CAR

	miles	mins
Luton Airport	2	4
Luton Town Centre	2	10
M25 J21	11	13
Milton Keynes	23	40
Central London	32	80
Northampton	36	59
Heathrow Airport	38	73
Oxford	45	100
Stansted Airport	52	75
Gatwick Airport	75	125

Source: drivetimemaps

TRAIN TIMES FROM LUTON AIRPORT PARKWAY

	mins
Bedford	18
London St Pancras	22
London Bridge	45
Corby	49
Gatwick Airport	76
Brighton	112

Source: nationalrail



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A development by



WRENBRIDGE

This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. July 2024.

Designed by
HEKTA