



# JUNCTION

LUTON | J10 M1

CONNECT EVERYWHERE

UNITS FROM 42,550 SQ FT TO 309,794 SQ FT

A development by  WRENBRIDGE and Morgan Stanley

[junction-logistics.co.uk](https://junction-logistics.co.uk)

J  
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Plot G

Plot F

M1

Unit 1  
220,946 sq ft

Unit 2  
309,794 sq ft

Unit 4  
42,550 sq ft

Unit 3  
64,079 sq ft

A1081

J10

# PLANNING GRANTED FOR 4 GRADE A UNITS 42,550 - 309,794 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 S.E.

JUNCTION

# FUTURE-CENTRIC DESIGN AND CONSTRUCTION

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



# A SUSTAINABLE VISION FOR LUTON

**Sustainability at the heart of every stage, exceeding our green credentials target, and improving the work environment.**

Our focus is on prioritising our customers' future needs rather than just the present, that's the energy behind every commitment we make.

The units will have refreshment and break-out facilities for relaxation and communal engagement, as well as transport facilities within the park.



EPC A+



BREEAM Excellent



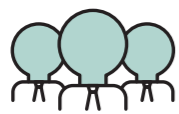
Extensive Landscaping



Local Amenities



Grade A Specification



Large local workforce

## Well-Being

Community and employee well-being is a priority. We will be utilising green space and creating cycle, walking and running paths, sound dampening landscaping and new tree planting for increased air quality.

## The Vision

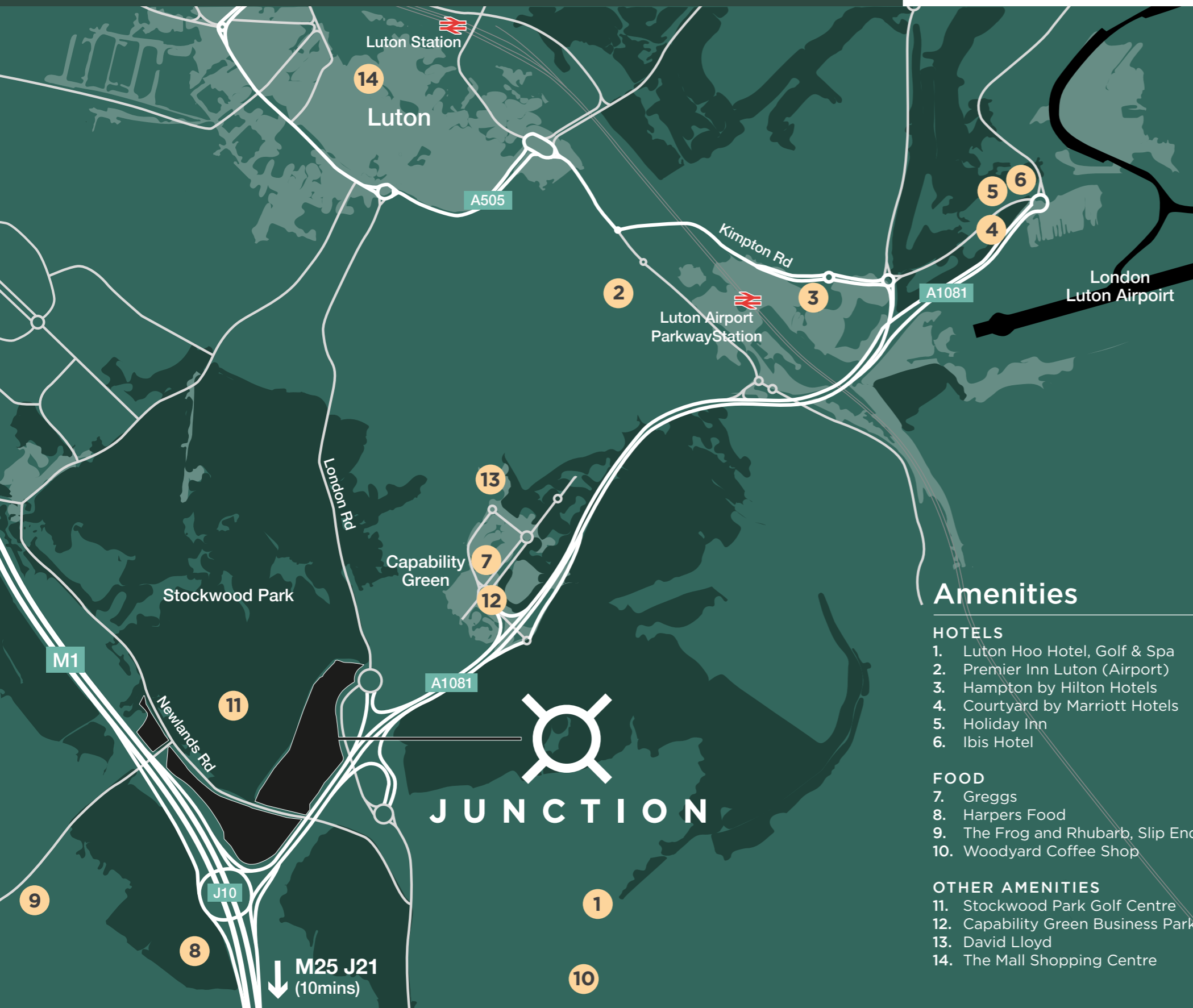
**Pushing the boundaries on specification and sustainability, for a new generation of enlightened occupiers.**

The new Grade A scheme will be built to meet EPC A+ & BREEAM Excellent.

It will provide a 'green' amenity mix & feature architectural design materials, that put energy reduction, environmental sustainability, community integration and a zero emissions target at the heart of the development.

The development of Junction will create immediate employment for a large local work force, as well as job opportunities working for our future tenants.





## 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 30 miles from north 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

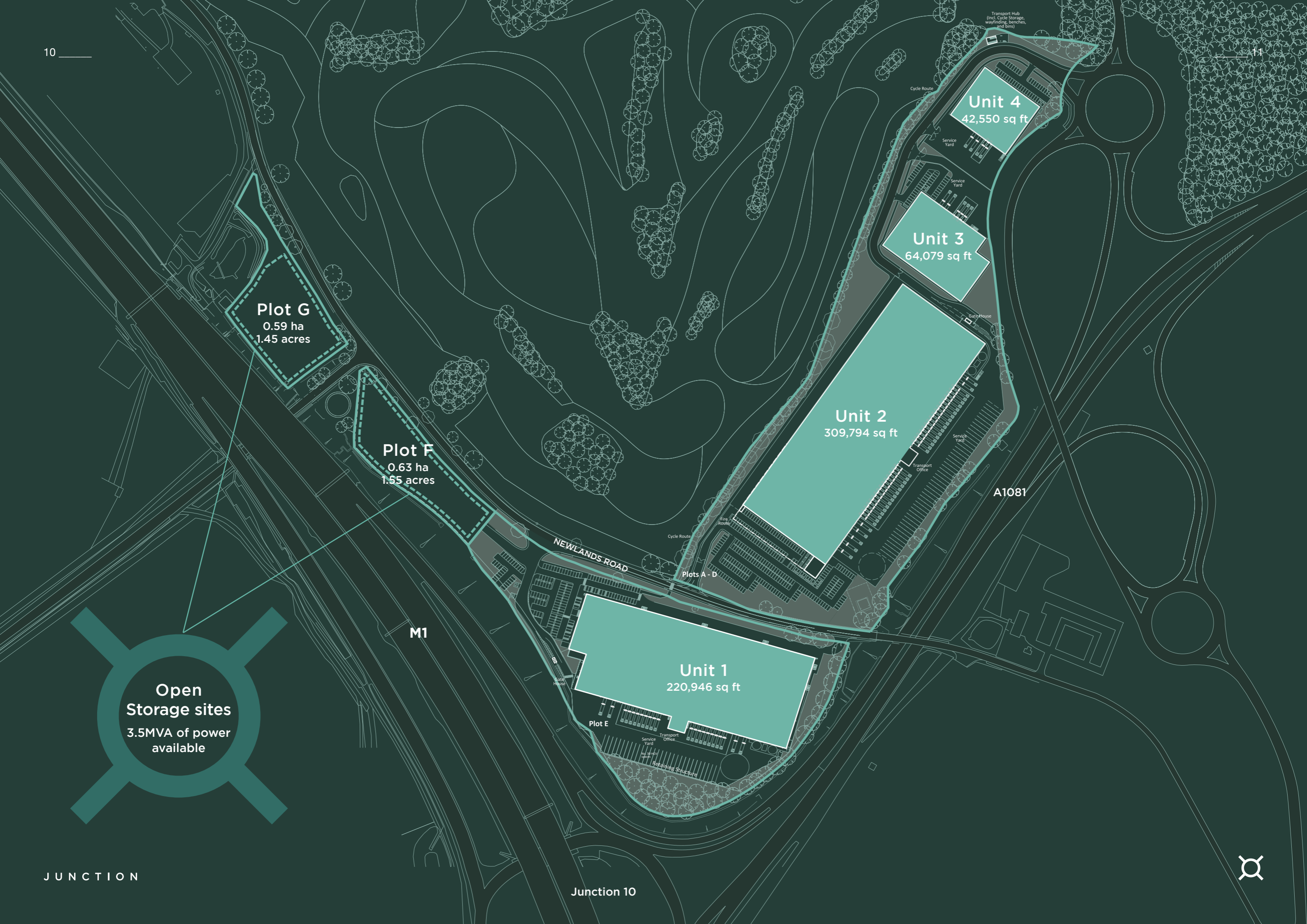
**Unit 4**  
42,550 sq ft

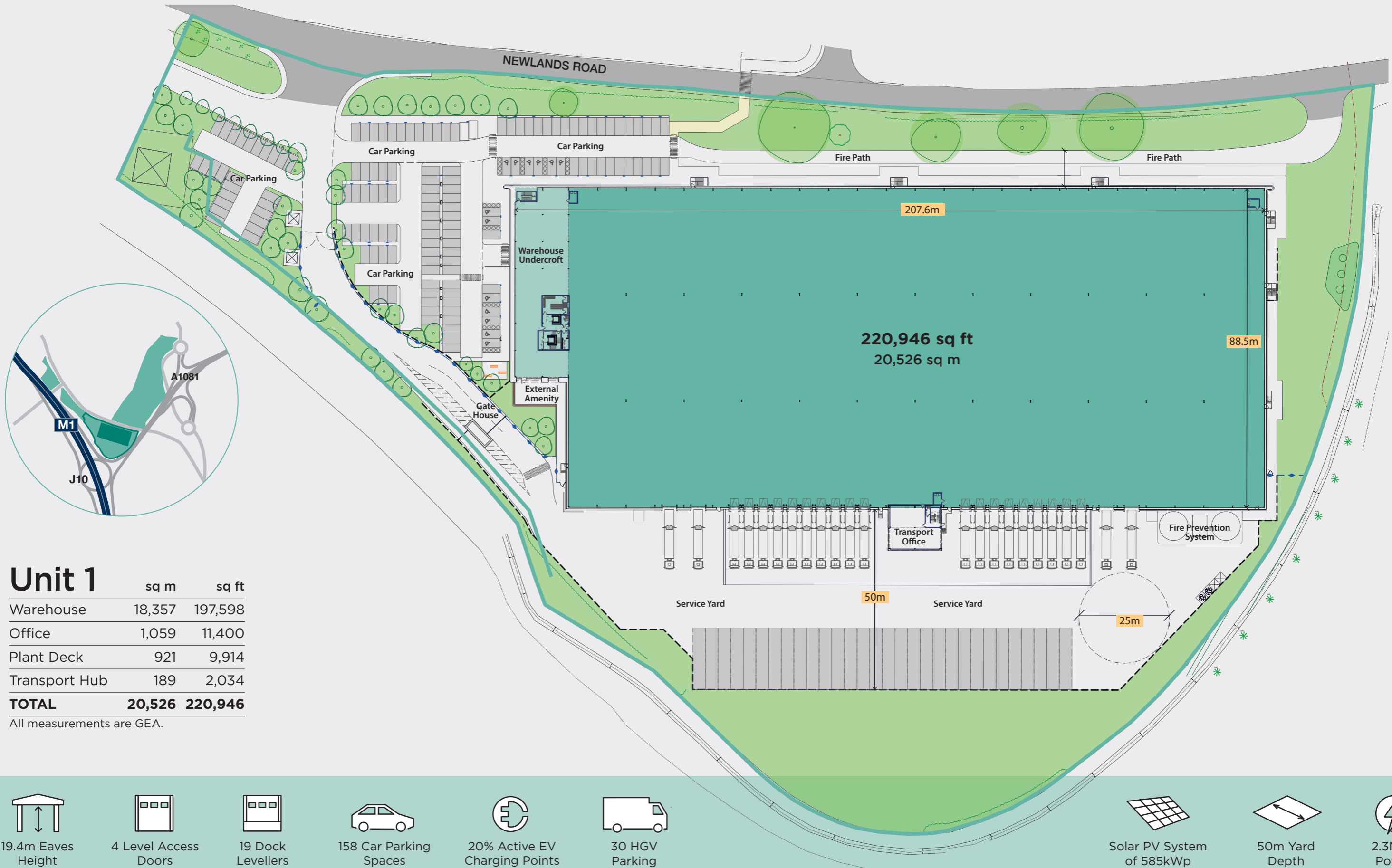
**Unit 3**  
64,079 sq ft

**Unit 2**  
309,794 sq ft

**Unit 1**  
220,946 sq ft

**Open Storage sites**  
3.5MVA of power available










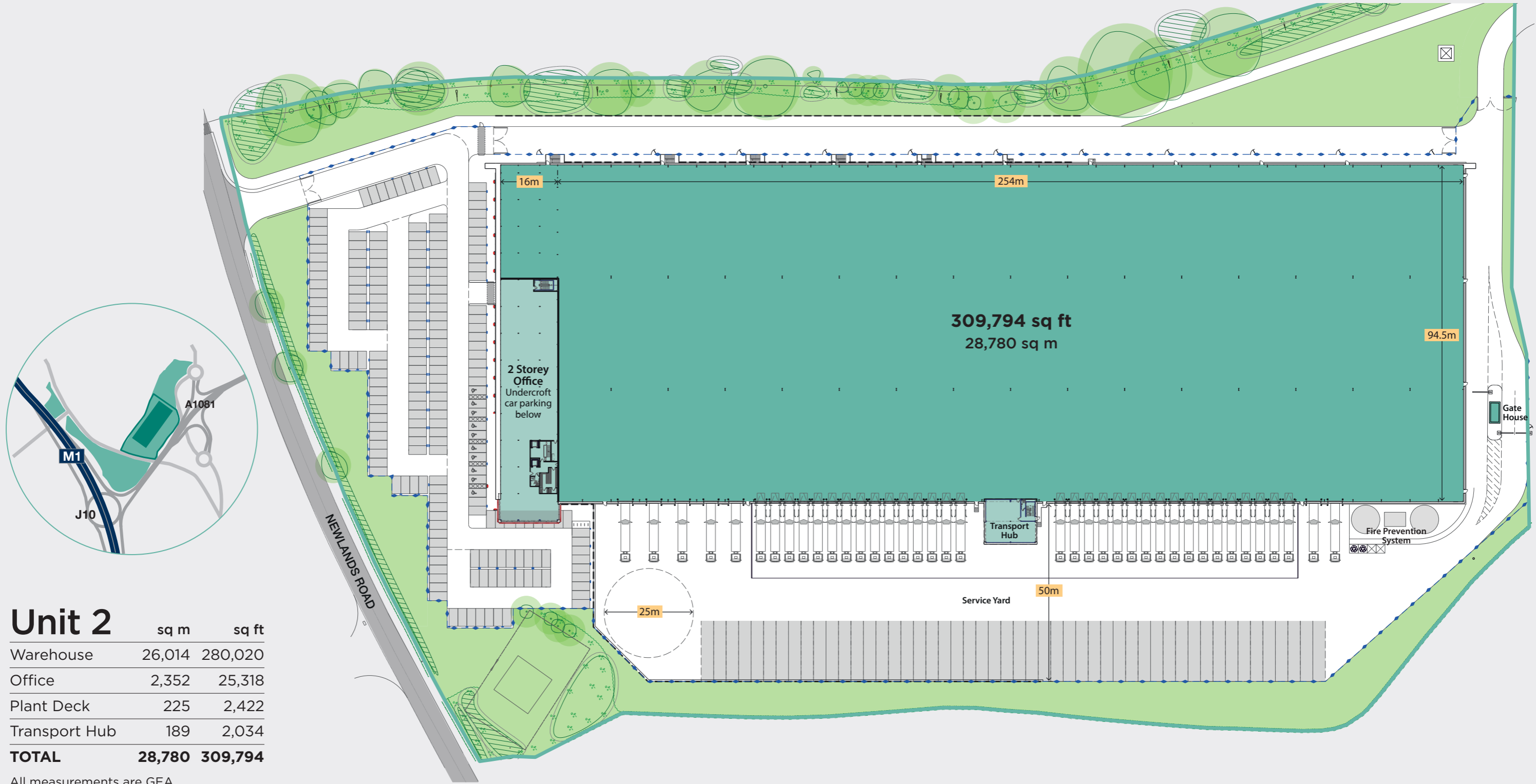
**Unit 1**

	sq m	sq ft
Warehouse	18,357	197,598
Office	1,059	11,400
Plant Deck	921	9,914
Transport Hub	189	2,034
<b>TOTAL</b>	<b>20,526</b>	<b>220,946</b>

All measurements are GEA.


-   
 19.4m 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








	sq m	sq ft
Warehouse	26,014	280,020
Office	2,352	25,318
Plant Deck	225	2,422
Transport Hub	189	2,034
<b>TOTAL</b>	<b>28,780</b>	<b>309,794</b>


All measurements are GEA.


- 


18m Eaves Height
- 


7 Level Access Doors
- 


32 Dock Levellers
- 

267 Car Parking Spaces
- 

20% EV Charging Points
- 

50 HGV Parking
- 

Solar PV System of 872kWp
- 

50m Yard Depth
- 

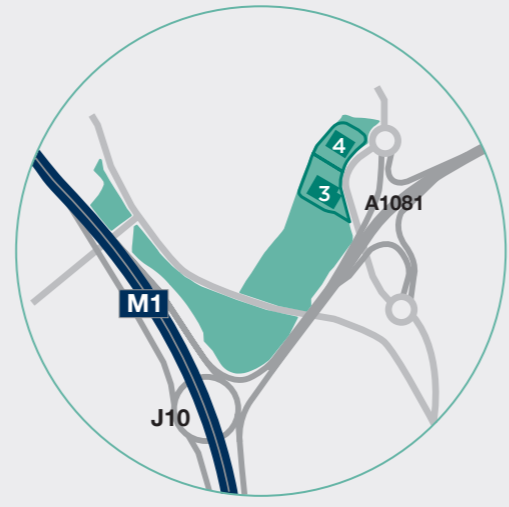
3.15MVA Power



# Unit 3

	sq m	sq ft
Warehouse	5,352	57,610
1st Floor Office	601	6,469
<b>TOTAL</b>	<b>5,953</b>	<b>64,079</b>

All measurements are GEA.

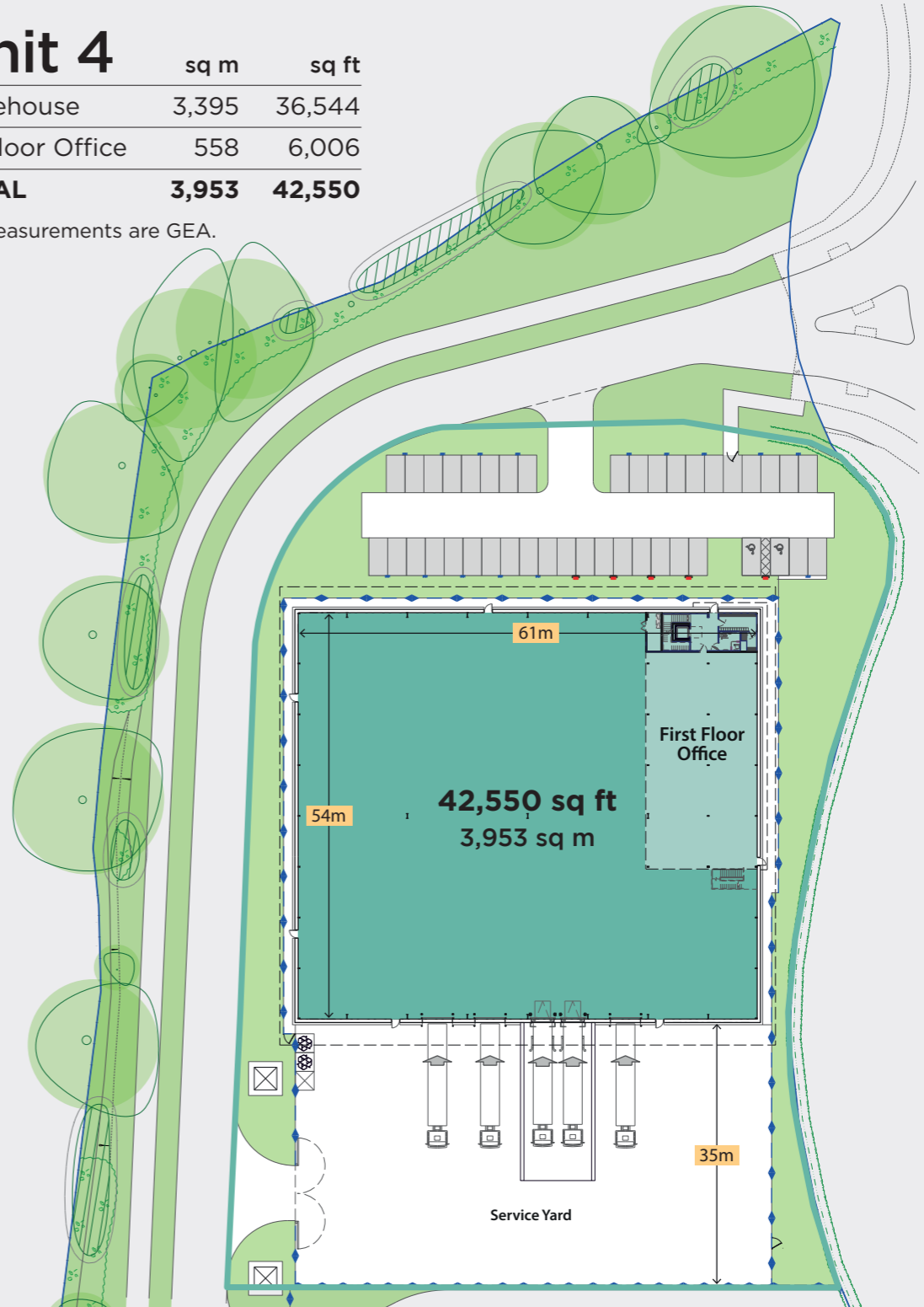


- 12m Eaves Height
- 2 Level Access Doors
- 4 Dock Levellers
- 40 Car Parking Spaces
- 20% EV Charging Points
- Solar PV System of 205kWp
- 40m Yard Depth
- 550kVA Power

# Unit 4

	sq m	sq ft
Warehouse	3,395	36,544
1st Floor Office	558	6,006
<b>TOTAL</b>	<b>3,953</b>	<b>42,550</b>

All measurements are GEA.



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





# PUSHING BOUNDARIES ON SPECIFICATION AND SUSTAINABILITY

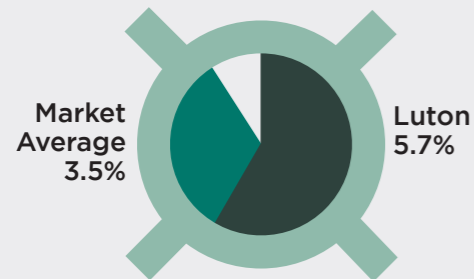


# LUTON DEMOGRAPHICS

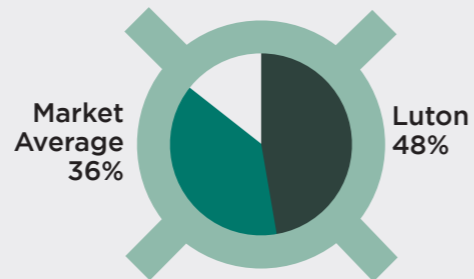
## Local workforce characteristics

Source: National Statistics, Labour Force Survey

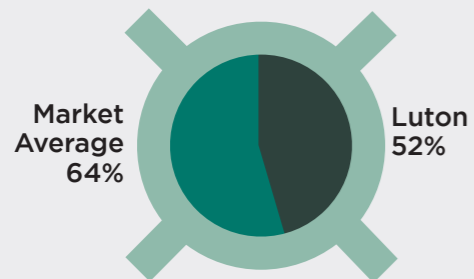
### Availability of labour - rate Aug 2022



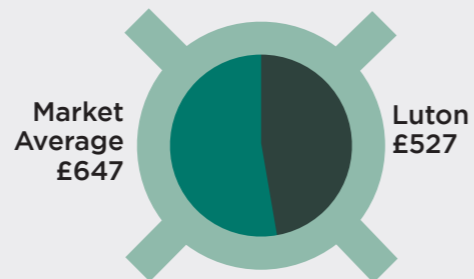
### Non-Office based workers % employed 2021



### Office based workers % employed 2021



### Average gross weekly wages £ 2021

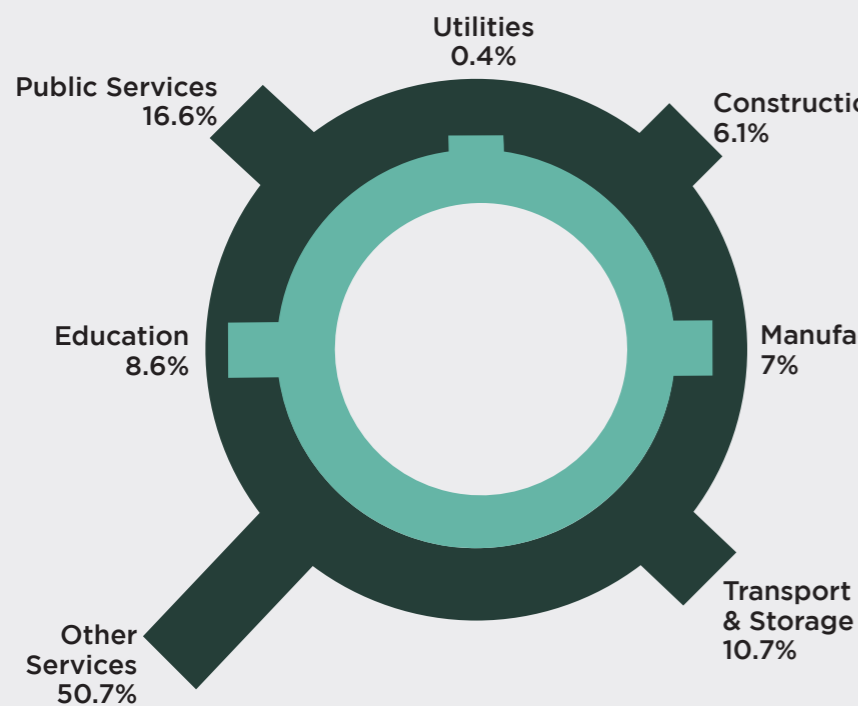


## Employment

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.

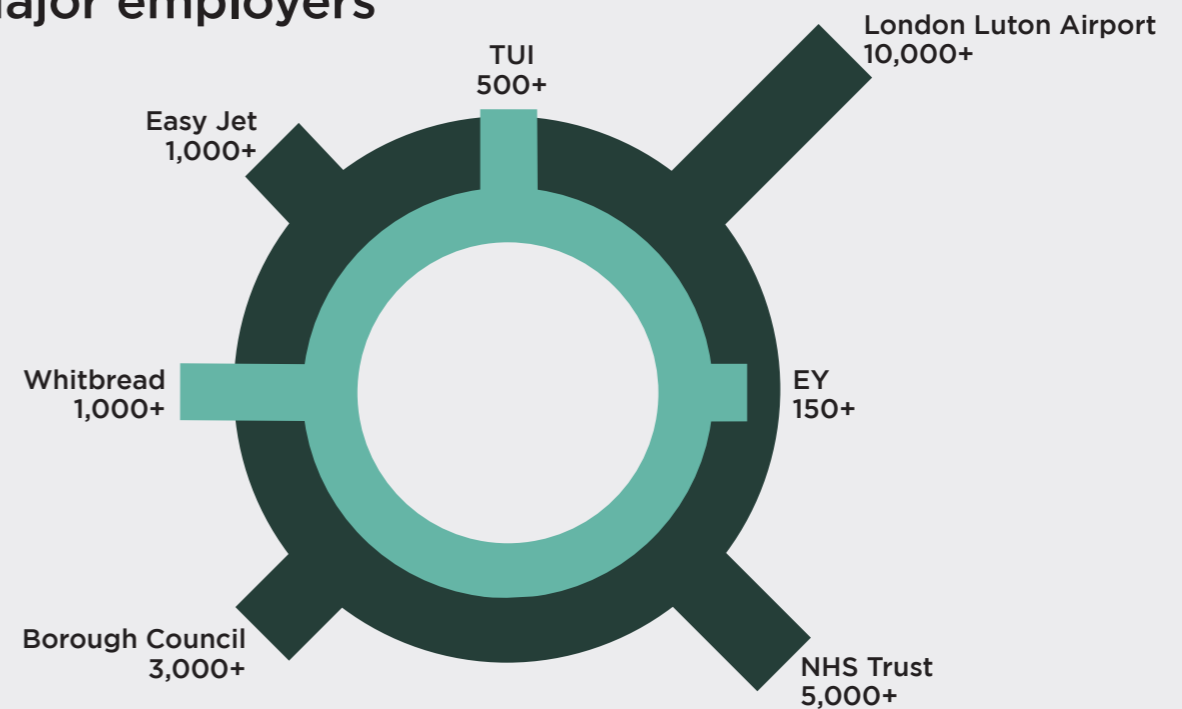
Source: Oxford Economics



## 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

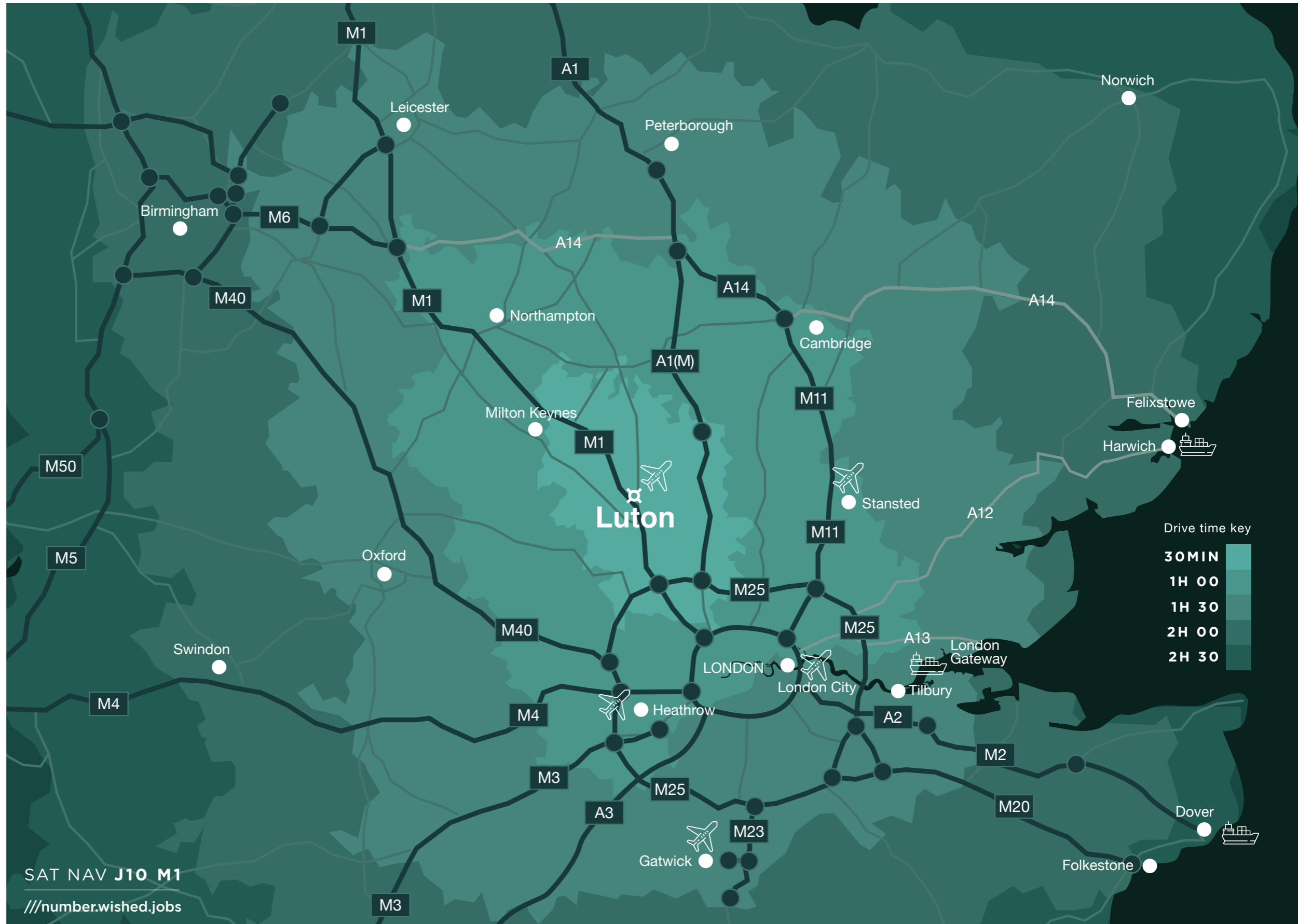
	miles	mins
Luton Airport	2	4
Luton Town Centre	2	10
Milton Keynes	23	40
London	32	80
Northampton	36	59
Heathrow Airport	38	73
Oxford	45	100
Stansted Airport	52	75
Gatwick Airport	75	125

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



## Contact our joint agents for more information

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A development by  **WRENBRIDGE** and **Morgan Stanley**

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. June 2023.

Designed by  
**HEKTA**