

SAT NAV J10 M1
///stones.award.skips



JUNCTION

LUTON | J10 M1

CONNECT EVERYWHERE

UNIT 1

222,135 SQ FT

READY TO OCCUPY

A development by  WRENBRIDGE

junction-logistics.co.uk

THE FUTURE HAS ARRIVED

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

BRILLIANTLY LOCATED ON J10 M1
CONNECT EVERYWHERE

**LUTON AIRPORT
AND TOWN CENTRE**

**CENTRAL LONDON
AND THE CITY**

THE NORTH



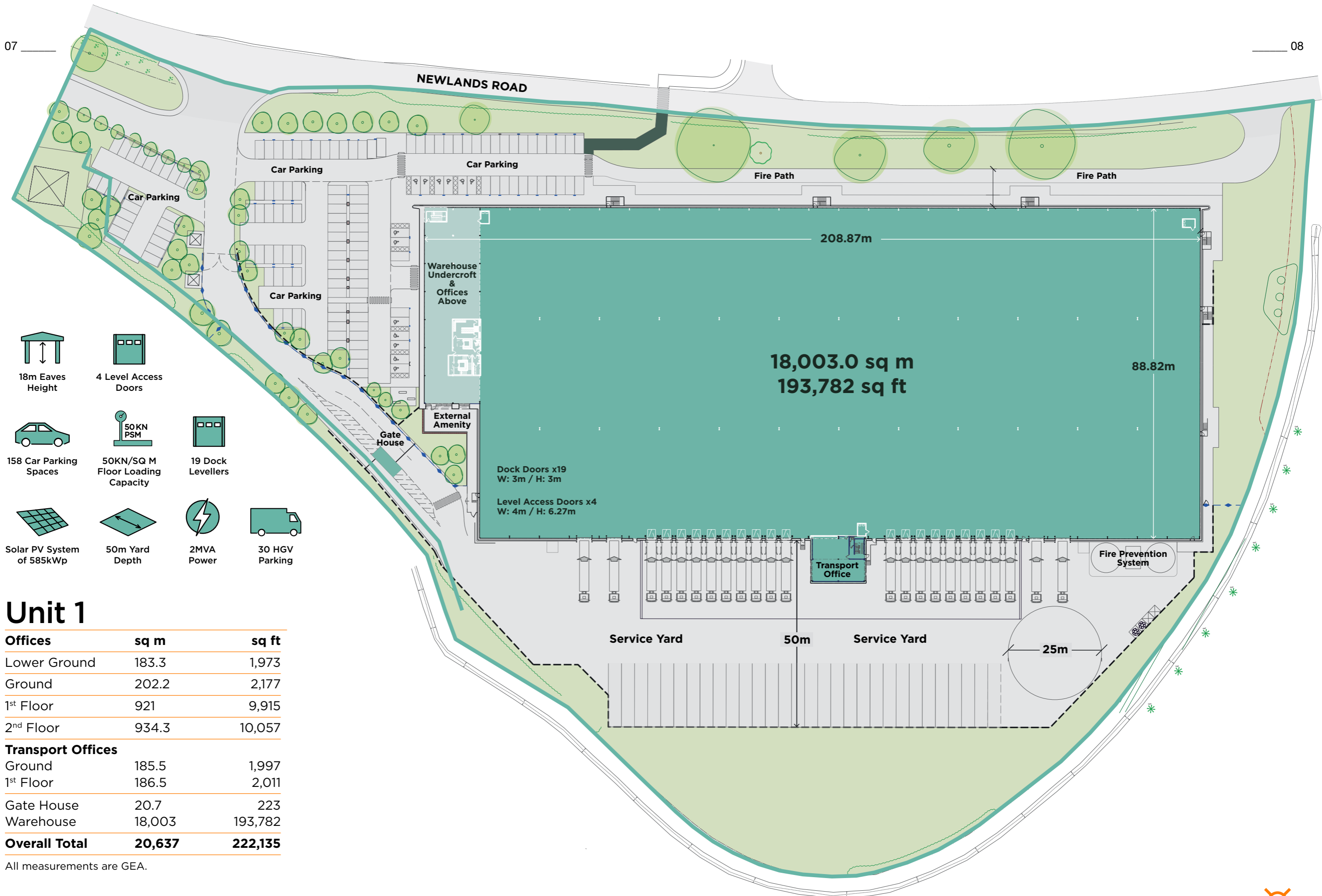
BUILT FOR LOGISTICS






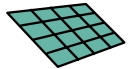


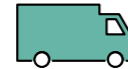
4 LEVEL ACCESS DOORS

19 DOCK DOORS

50M SERVICE YARD





-  18m Eaves Height
-  4 Level Access Doors
-  158 Car Parking Spaces
-  50KN PSM
-  19 Dock Levellers
-  Solar PV System of 585kWp
-  50m Yard Depth
-  2MVA Power
-  30 HGV Parking

Unit 1

| Offices | sq m | sq ft |
|--------------------------|---------------|----------------|
| Lower Ground | 183.3 | 1,973 |
| Ground | 202.2 | 2,177 |
| 1 st Floor | 921 | 9,915 |
| 2 nd Floor | 934.3 | 10,057 |
| Transport Offices | | |
| Ground | 185.5 | 1,997 |
| 1 st Floor | 186.5 | 2,011 |
| Gate House | 20.7 | 223 |
| Warehouse | 18,003 | 193,782 |
| Overall Total | 20,637 | 222,135 |

All measurements are GEA.



PLOT F
 IMMEDIATELY ADJACENT TO
 UNIT 1. AN IDEAL OPTION
 FOR EXTRA CAR AND
 LORRY PARKING.



M1

Plot F
1.90 Acres



PUSHING BOUNDARIES ON SPECIFICATION AND SUSTAINABILITY

ESG is at the heart of every stage of the development. Exceeding our green credentials target, and improving the work environment, is the energy behind every one of our commitments to sustainability.

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

The development of Unit 1 has created immediate employment for a large local workforce, as well as providing job opportunities for our future tenants.

Junction encapsulates a truly sustainable vision for Luton.

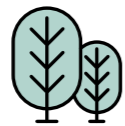
Community integration and well being is our priority, by utilising green space to create cycle, walking and running paths, sound dampening landscaping and new tree planting for increased air quality.



EPC A+



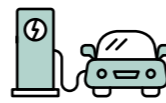
BREEAM Excellent



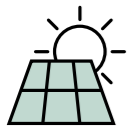
Extensive Landscaping



Grade A Specification



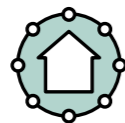
EV Car Charging



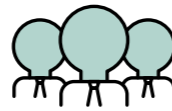
Solar PV System



Improved Air Quality



Local Amenities



Large local workforce



2 MVA Power

PV ENERGY GENERATION AND LIFE CYCLE COST

| UNIT | ANNUAL GENERATION KWH | KWP MAX OUTPUT | ESTIMATED ANNUAL SAVINGS* |
|------|-----------------------|----------------|---------------------------|
| 1 | 322,607 | 398 | £116,138 |

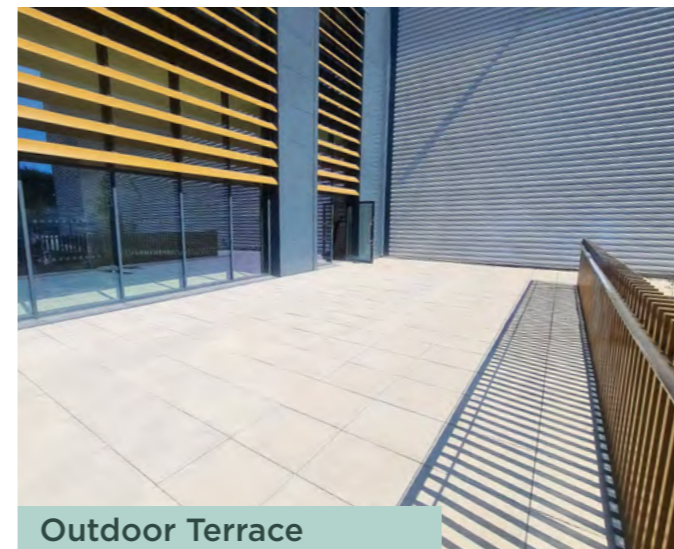
*Estimated annual savings based on an assumed electricity cost of 36p per kWh



Photovoltaic Roof



Gabion Wall



Outdoor Terrace



EV Charging Points

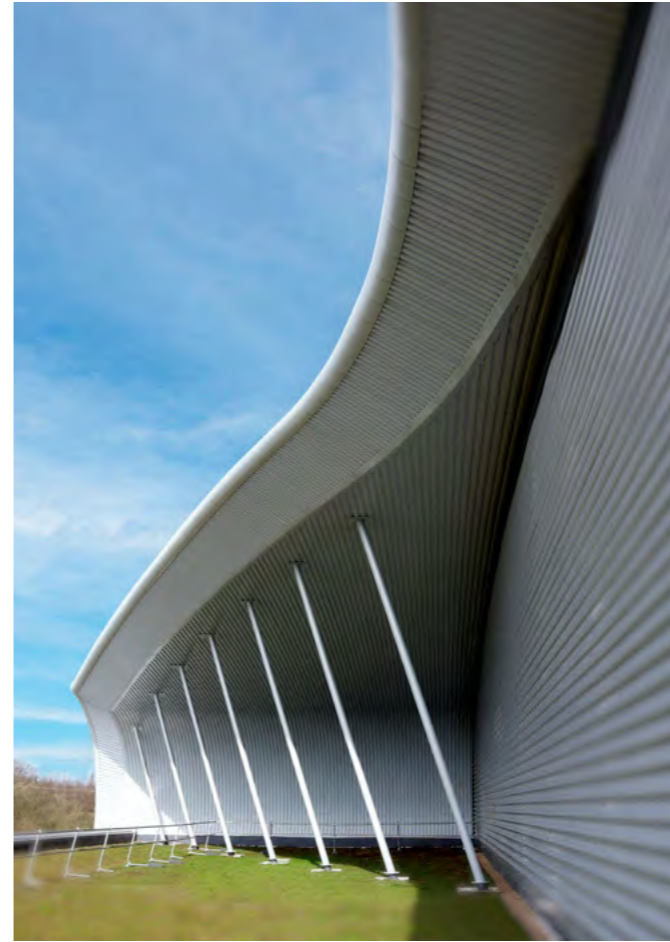


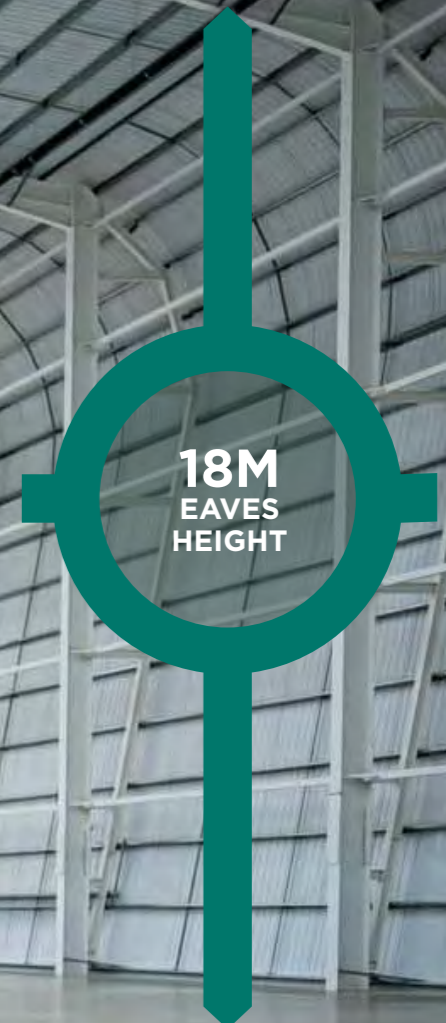
First Floor Office



CUTTING-EDGE, DESIGN & BUILD FEATURES

Utilising the latest construction materials, low energy technology, and sustainable features for occupant well being.





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

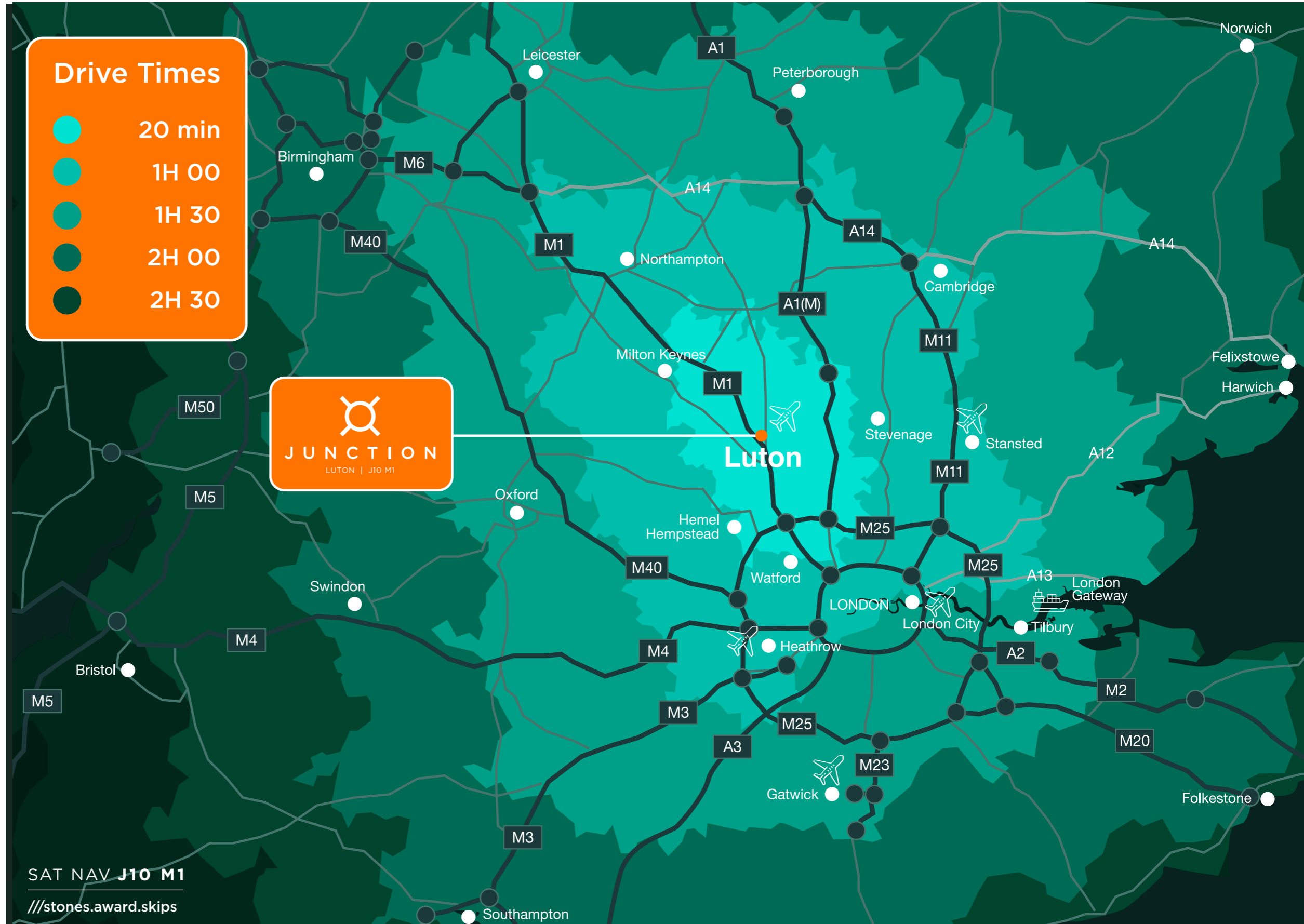
| | miles | mins |
|-------------------|-------|------|
| Luton Airport | 2 | 4 |
| Luton Town Centre | 2 | 10 |
| M25 J21 | 11 | 13 |
| Milton Keynes | 23 | 40 |
| Central London | 32 | 80 |
| Northampton | 36 | 59 |
| Heathrow Airport | 38 | 73 |
| Oxford | 45 | 100 |
| Stansted Airport | 52 | 75 |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

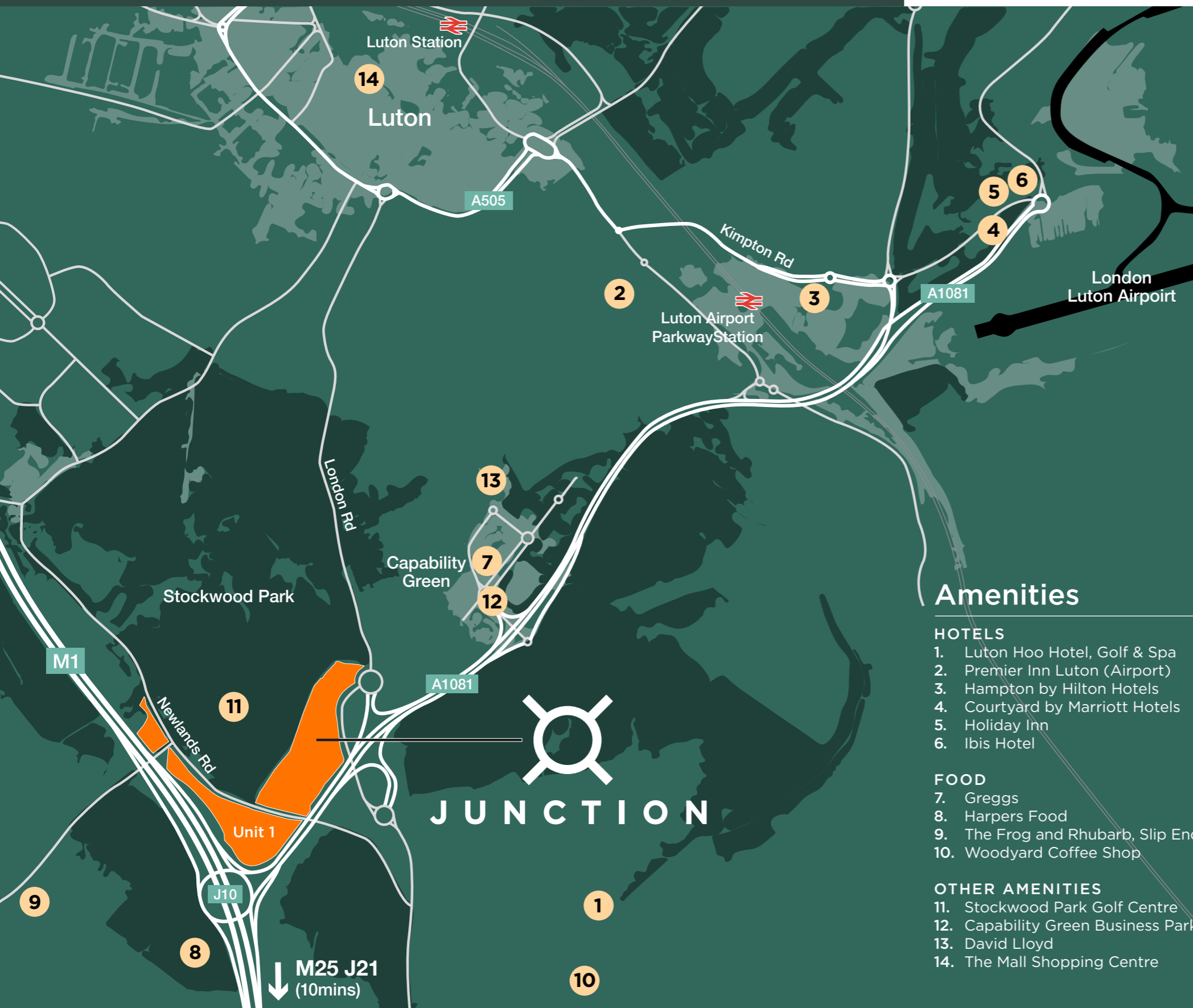
Source: drivetimemaps

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





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 Railway (EMR).

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.

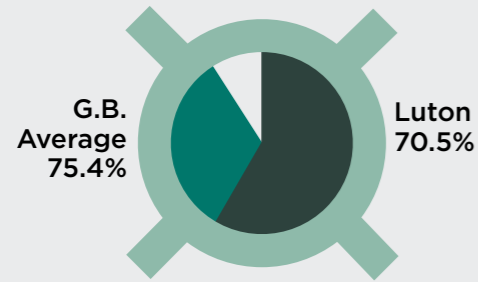


LUTON DEMOGRAPHICS

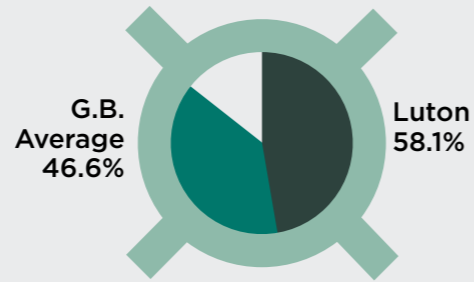
Local workforce characteristics

Source: Office for National Statistics (ONS), Business Register & Employment Survey (BRES)

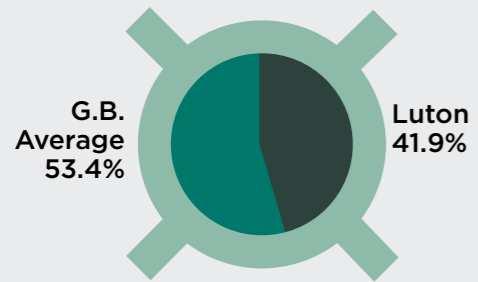
Availability of labour - (Ages 16-64)



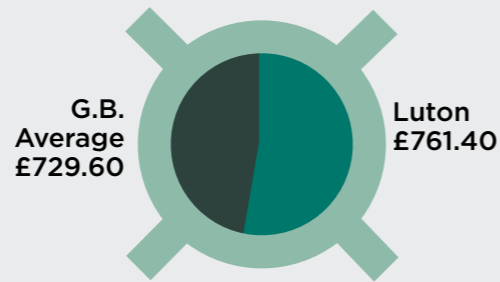
Non-Office based workers % employed



Office based workers % employed



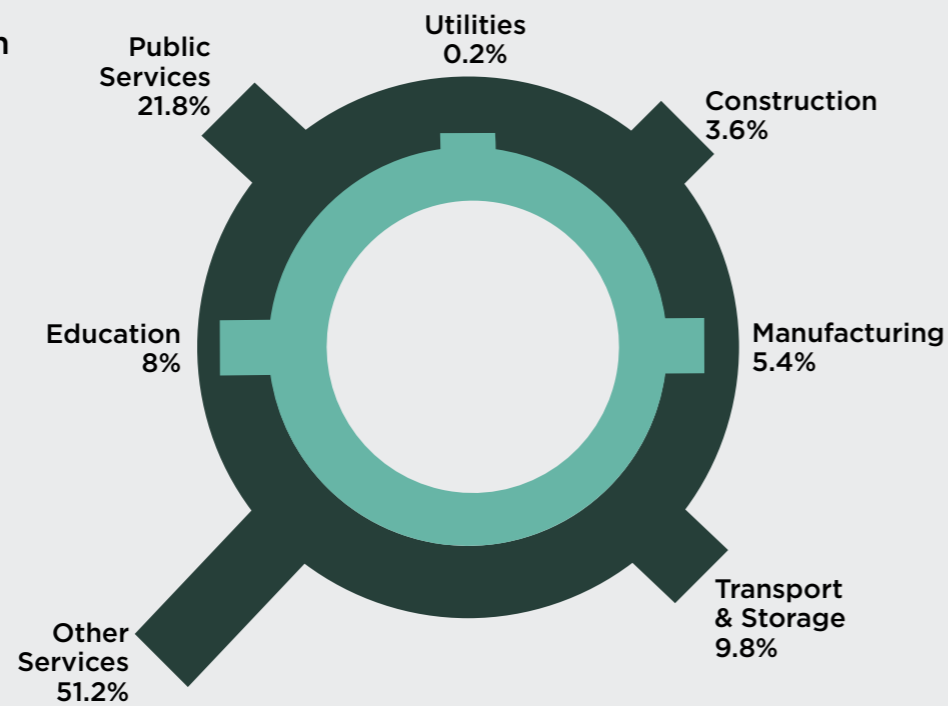
Average gross weekly wages £ (2024)



Employment

105,000 employees in Luton (aged 16 & over) (2023)

Employment in Manufacturing and Transport & Storage 17,000 employees (2023 data) accounting for 15.2% of total employment - Above the industrial PROMIS Average



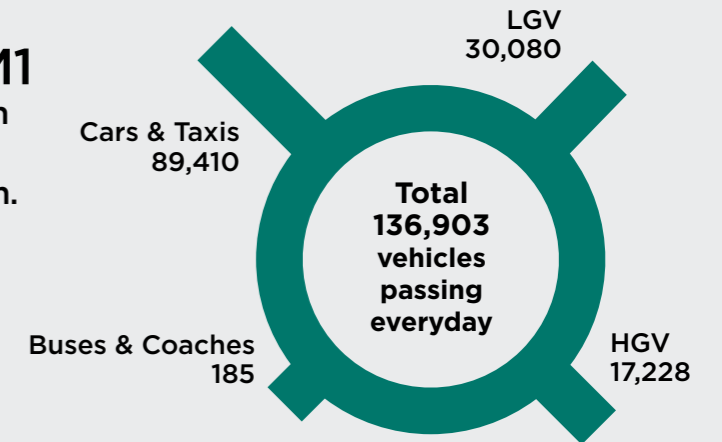
Notable occupiers

| | | | | |
|---------------------|--|--|--|--|
| Distribution | | | | |
| Logistics/Warehouse | | | | |
| Aerospace | | | | |
| Engineering | | | | |
| Food | | | | |
| Pharma | | | | |

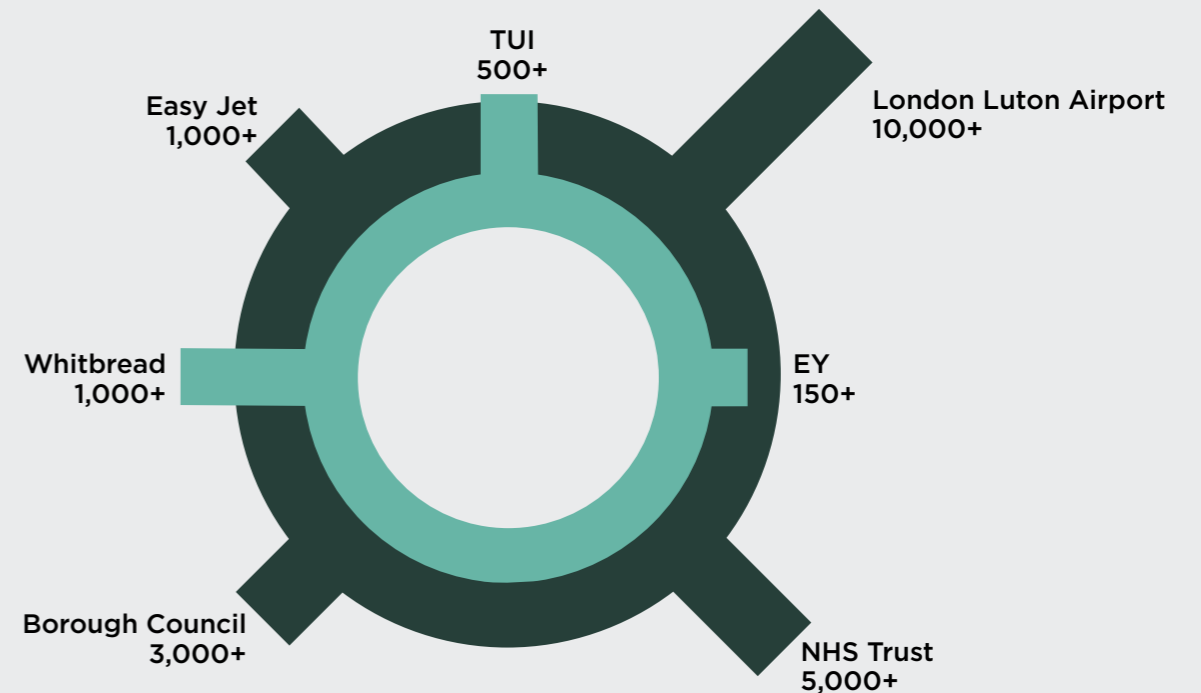
Prominent Location at J10 M1

With visible signage onto the M1 the location provides unrivalled brand and image opportunities for an occupier to benefit from.

For context, the busiest location in the country is on M25 and traffic totals 210k, so this location registers quite high on the scale.



Major employers



Open Storage Plot G
2.19 acres

Open Storage Plot F
1.90 acres
Extra Parking / Lorry park

M1

Unit 1

A1081

J10

JUNCTION

PHASE 2

Unit 4
39,332 sq ft

PHASE 2

Unit 3
62,228 sq ft

PHASE 2

Unit 2
307,652 sq ft

THE NEXT JUNCTION UP

Planning consent has been granted for three further units at Junction and the ground has been prepared for development.

Contact our joint agents for more information

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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. June 2025.

Designed by
HEKTA