

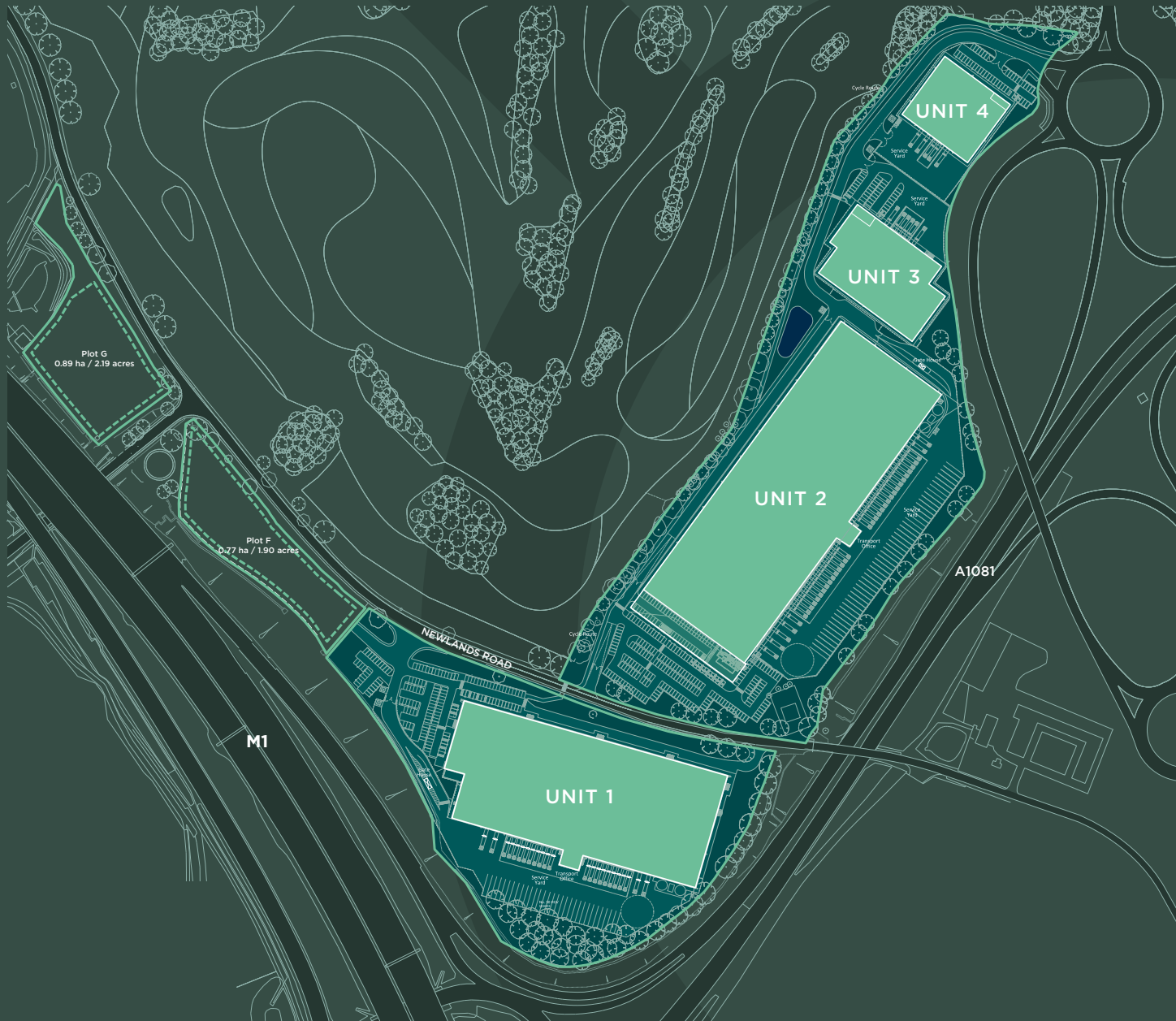


JUNCTION

LUTON | M1 J10

37 ACRE GATEWAY LOGISTICS SITE

Planning granted



UNIT 1	SQ M	SQ FT
Warehouse	18,368	197,717
Office	1,078	11,604
Plant Deck	920	9,903
Transport Hub	189	2,034
TOTAL	20,555	221,258
Eaves height		18m
Loading doors		23
Car parking spaces		158
HGV parking		30

UNIT 2	SQ M	SQ FT
Warehouse	25,804	277,759
Lower Ground	201	25,318
1st Floor (incl Transport)	1,442	15,522
2nd Floor (incl Plant)	1,134	12,207
TOTAL	28,581	307,652
Eaves height		18m
Loading doors		39
Car parking spaces		227
HGV parking spaces		50

UNIT 3	SQ M	SQ FT
Warehouse	5,092	54,811
1st Floor Office	689	7,417
TOTAL	5,781	62,228
Eaves height		12m
Loading doors		6
Car parking spaces		38

UNIT 4	SQ M	SQ FT
Warehouse	3,196	34,402
1st Floor Office	458	4,930
TOTAL	3,654	39,332
Eaves height		12m
Loading doors		5
Car parking spaces		33

Gross External Areas



LOCATED ON J10 OF THE M1, JUST 10 MINUTES FROM
J21 OF THE M25

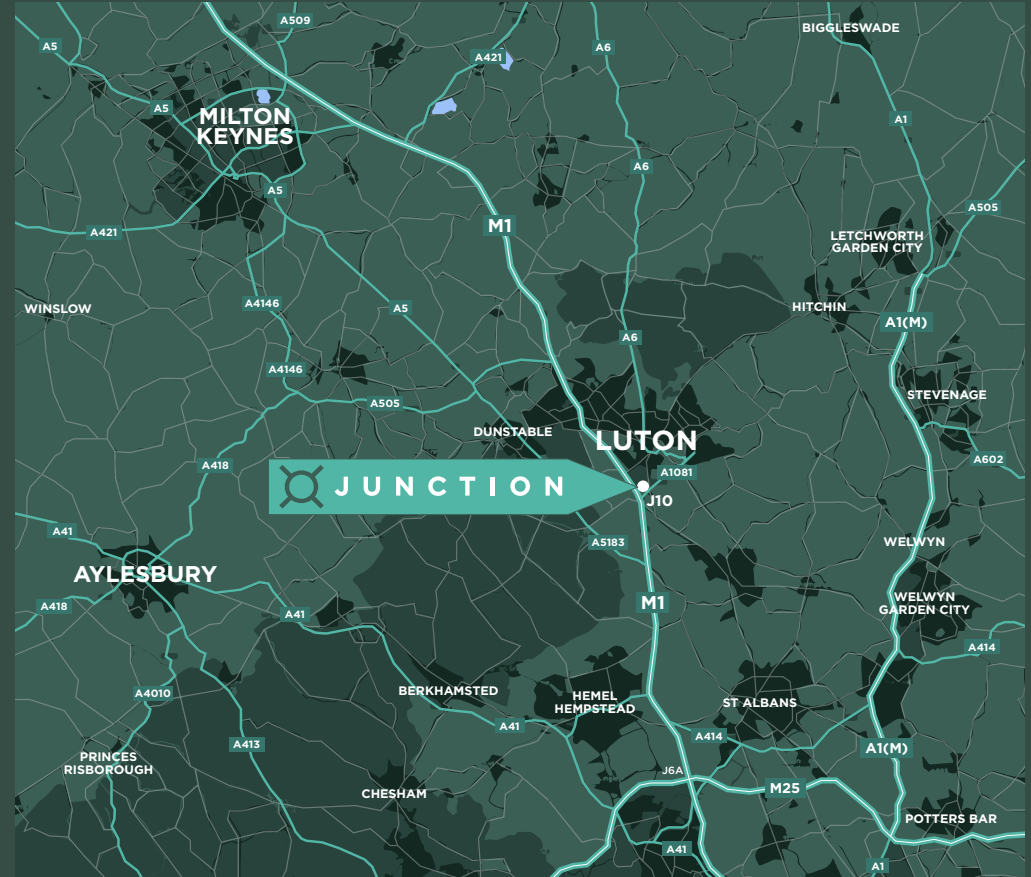
PUSHING BOUNDARIES ON SPECIFICATION AND SUSTAINABILITY

- EPC A+
- BREEAM Excellent
- Grade A specification
- Extensive Landscaping and Amenity
- Large local workforce

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A Development by Wrenbridge



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