

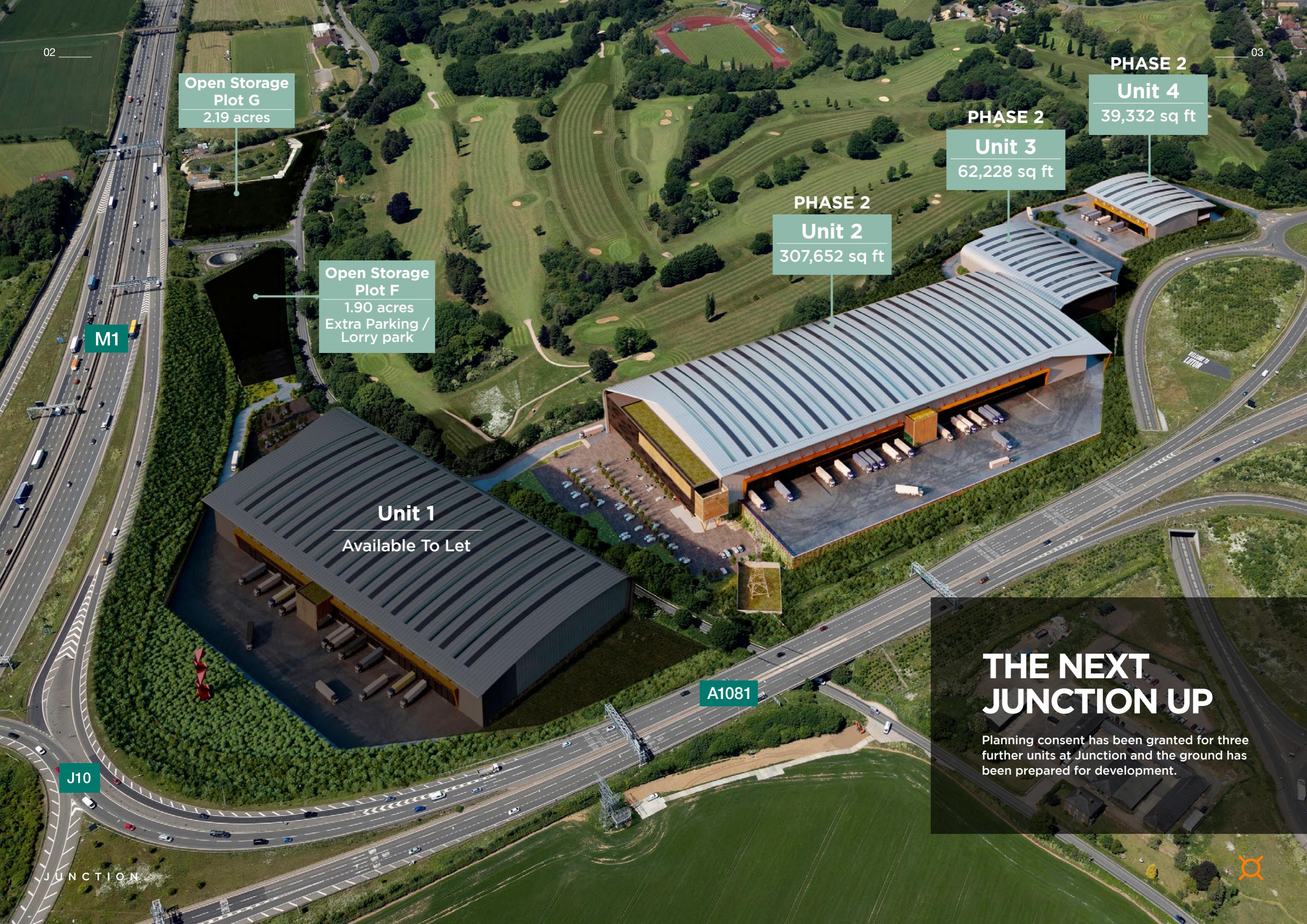


J U N C T I O N

LUTON | J10 M1

CONNECT EVERYWHERE

4 WAREHOUSE UNITS  
FROM 39,332 SQ FT TO 307,652 SQ FT  
**UNIT 1 NOW READY TO OCCUPY**



## Unit 1

Available To Let

**Open Storage Plot G**  
2.19 acres

**Open Storage Plot F**  
1.90 acres  
Extra Parking /  
Lorry park

## PHASE 2

**Unit 2**  
307,652 sq ft

**PHASE 2**  
**Unit 3**  
62,228 sq ft

**PHASE 2**  
**Unit 4**  
39,332 sq ft

J10

A1081

JUNCTION

## THE NEXT JUNCTION UP

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



## THE FUTURE HAS ARRIVED

Unit 1 is a premium grade warehouse / logistics unit that is pushing the boundaries on design, build, well being and sustainability.

222,135 SQ FT READY TO OCCUPY

# 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.**

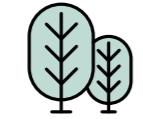
Community integration and well being will be a priority, by utilising green space to create cycle, walking and running paths, sound dampening landscaping and new tree planting for increased air quality.



EPC A+



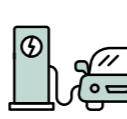
BREEAM Excellent



Extensive Landscaping



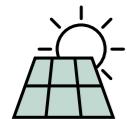
Grade A Specification



EV Car Charging



Cycle Lanes



Solar PV System



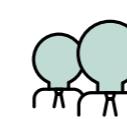
Improved Air Quality



Running Paths



Nature Walks



Local Amenities



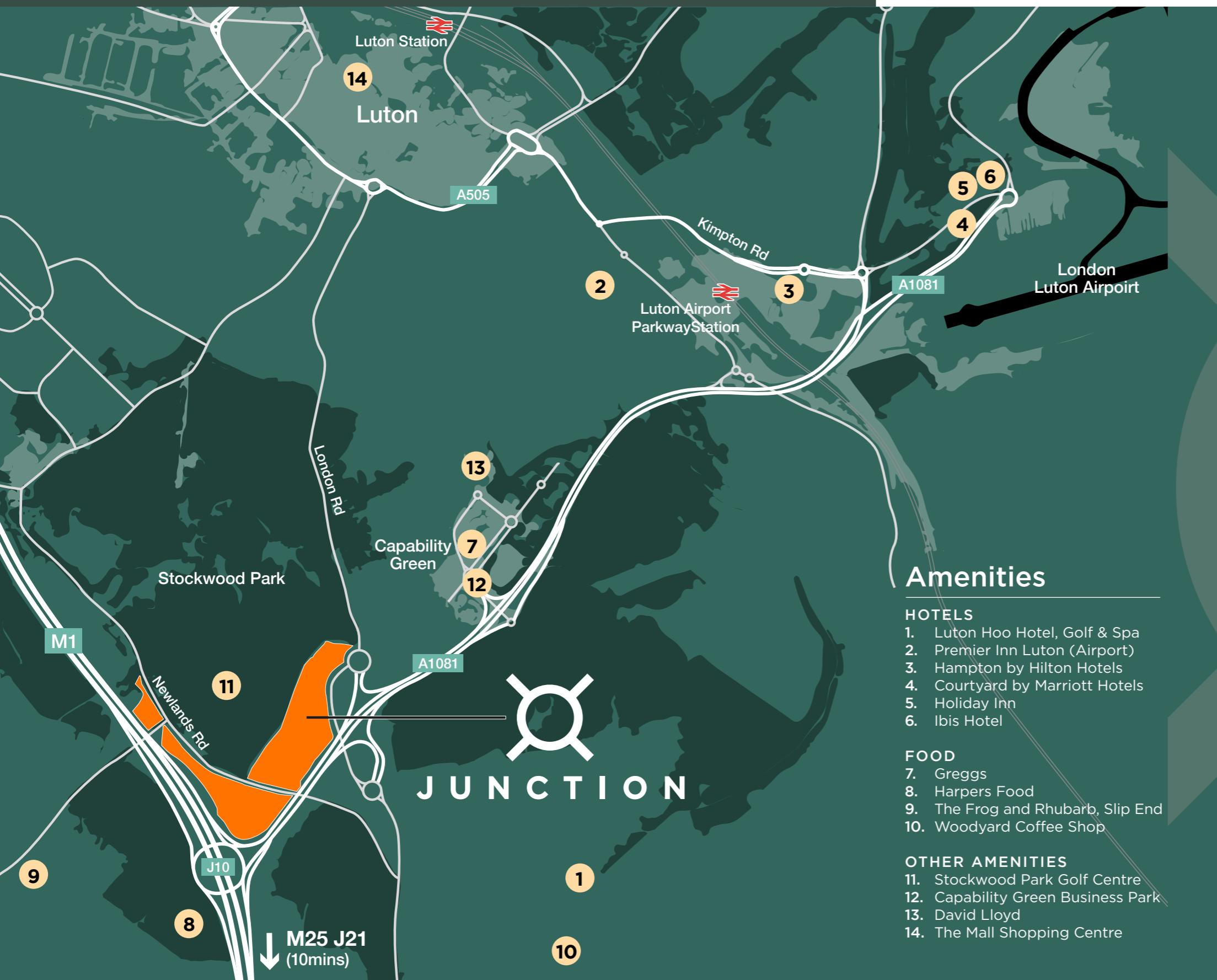
Large local workforce

## PV ENERGY GENERATION AND LIFE CYCLE COST

UNIT	ANNUAL GENERATION KWH	KWP MAX OUTPUT	ESTIMATED ANNUAL SAVINGS*
1	<b>322,607</b>	<b>398</b>	<b>£116,138</b>
2	<b>569,775</b>	<b>609</b>	<b>£205,119</b>
3	<b>126,200</b>	<b>135</b>	<b>£45,432</b>
4	<b>134,309</b>	<b>144</b>	<b>£48,351</b>

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





## 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

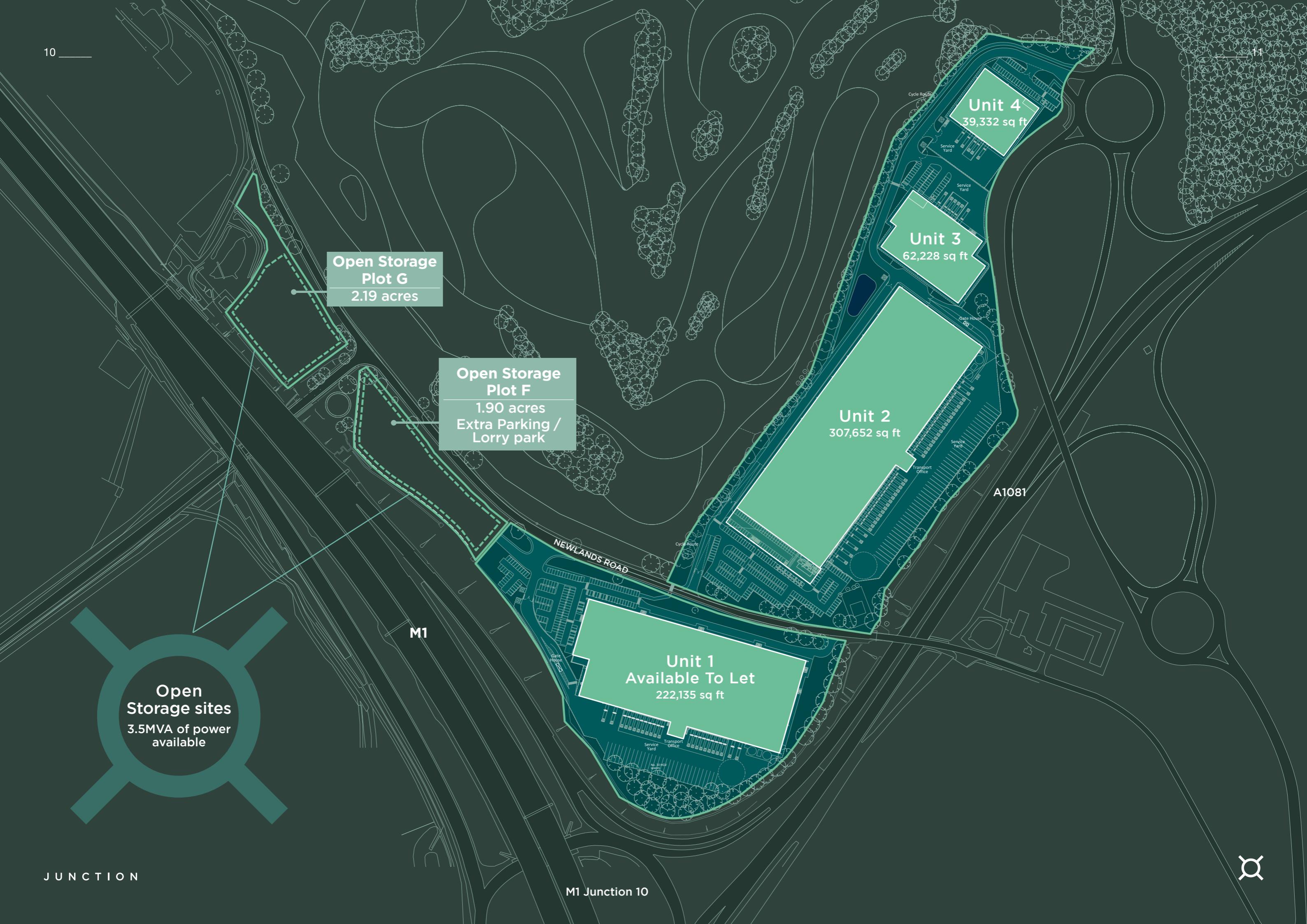
### OTHER AMENITIES

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

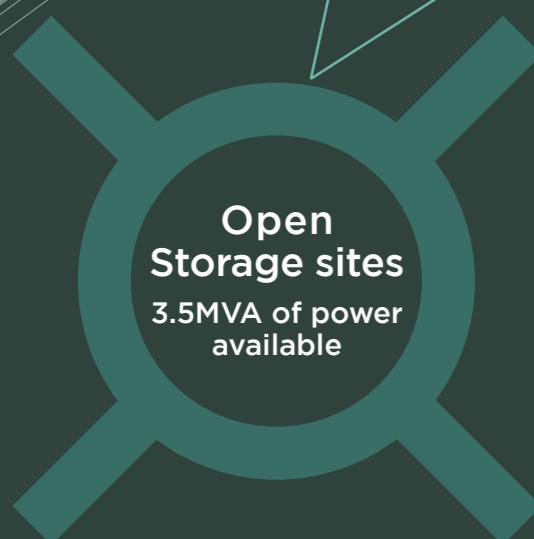
Within the town there are two train stations. Regular train services are provided by Thameslink and East Midlands Railway (EMR).

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.



#### JUNCTION



Open  
Storage sites  
3.5MVA of power  
available

## Open Storage Plot G

---

2.19 acres

**Open Storage  
Plot F**  
1.90 acres  
**Extra Parking /  
Lorry park**

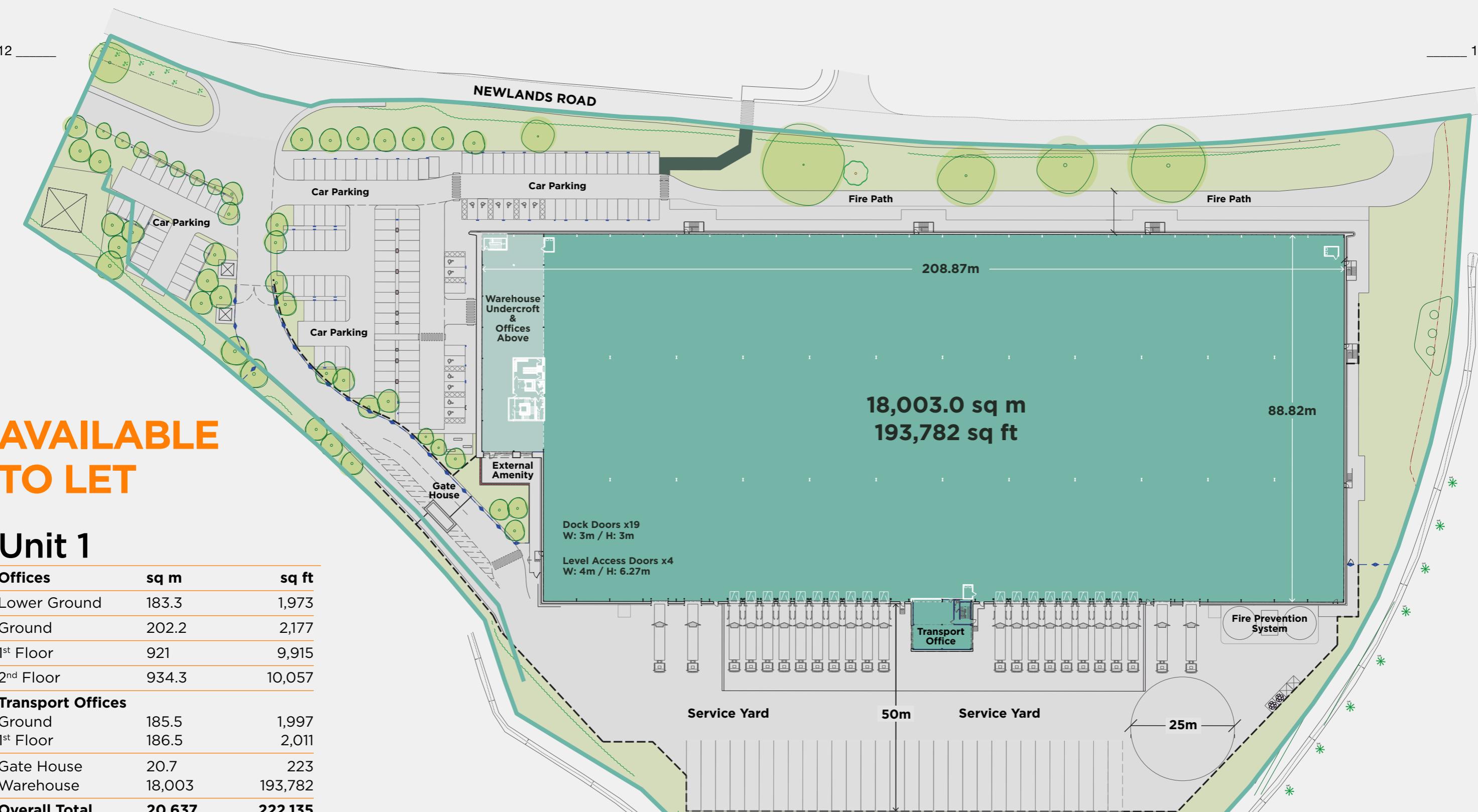
**Unit 1  
Available To Let  
222,135 sq ft**

## Unit 2

# Unit 3

62,228 sq ft

M1 Junction 10



18m Eaves Height



4 Level Access Doors



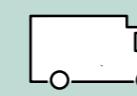
19 Dock Levellers



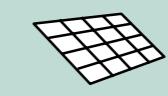
158 Car Parking Spaces



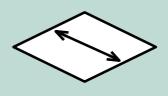
50KN/SQ M Floor Loading Capacity



30 HGV Parking



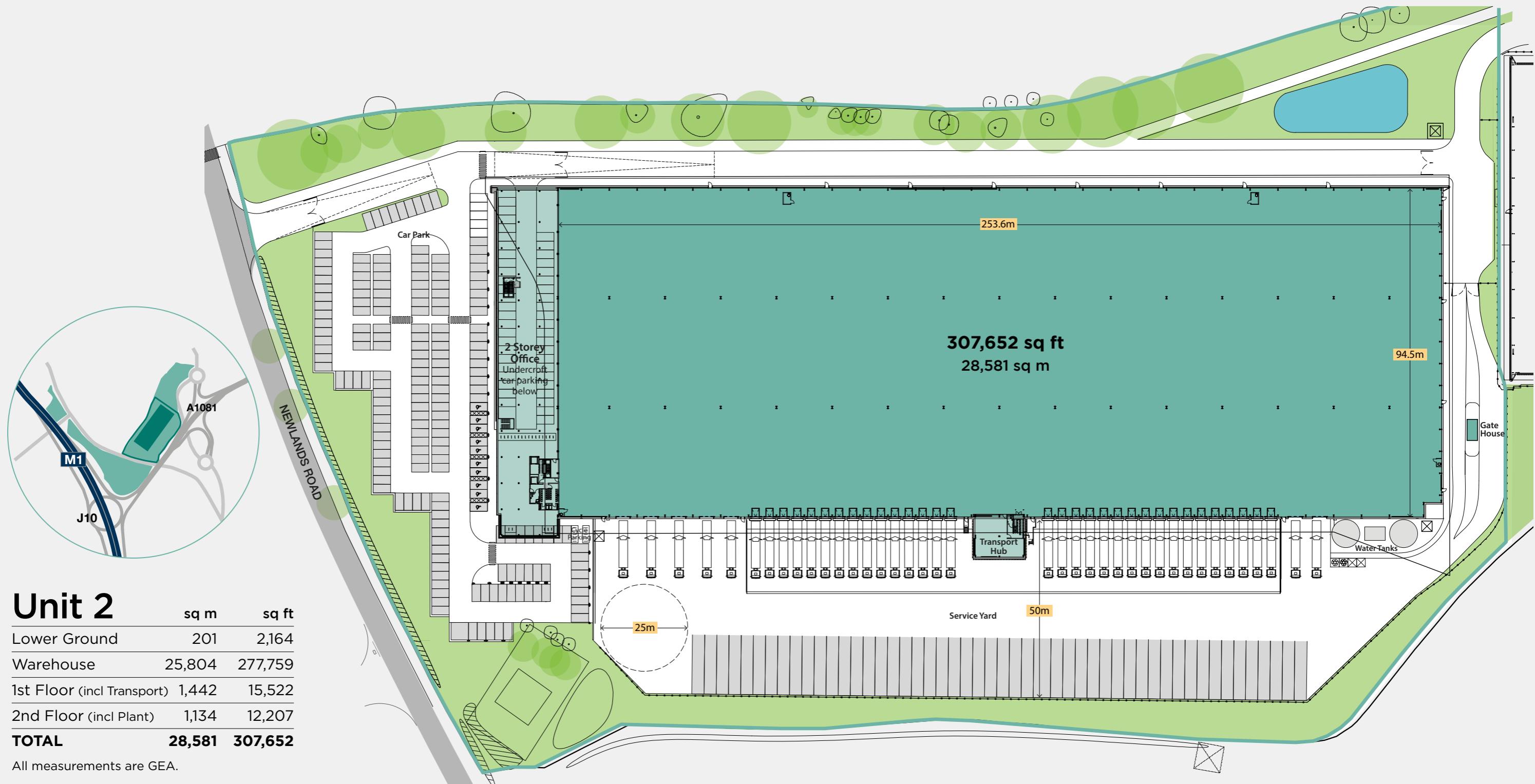
Solar PV System of 585kWp



50m Yard Depth



2 MVA Power



18m Eaves Height



7 Level Access Doors



32 Dock Levellers



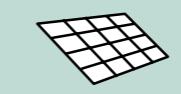
227 Car Parking Spaces



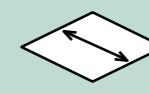
20% EV Charging Points



50 HGV Parking



Solar PV System of 872kWp



50m Yard Depth

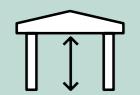
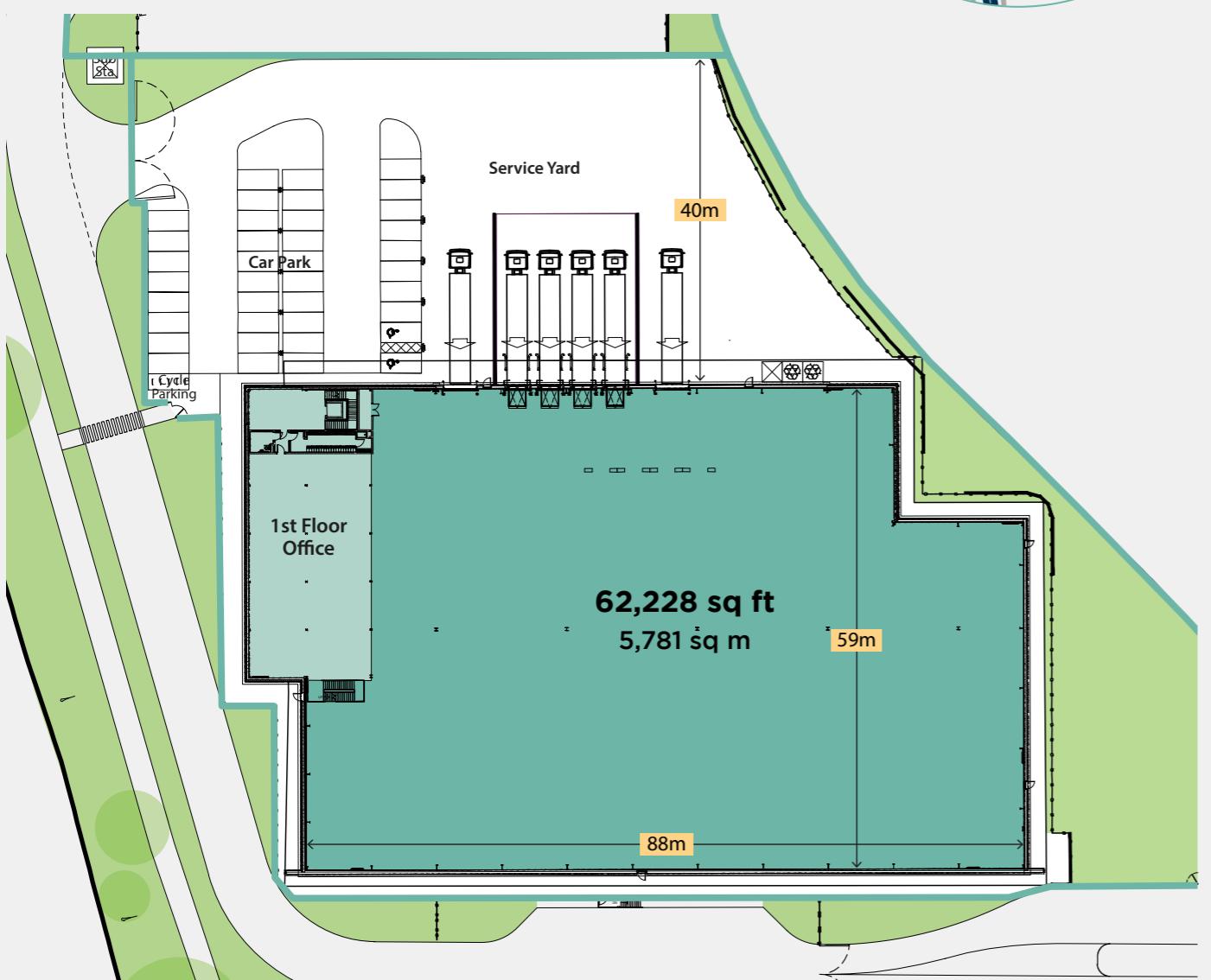


3.15MVA Power

## Unit 3

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

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

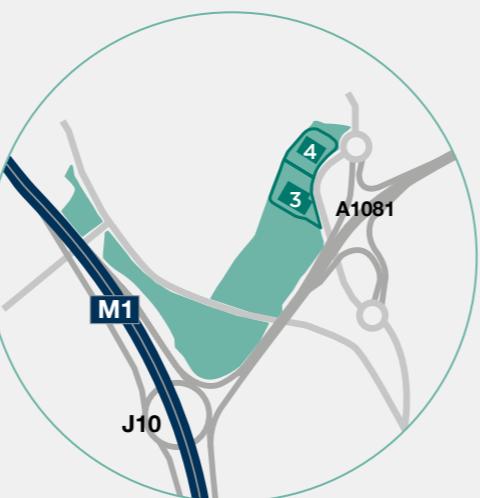


40m Yard Depth



550kVA Power

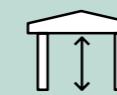
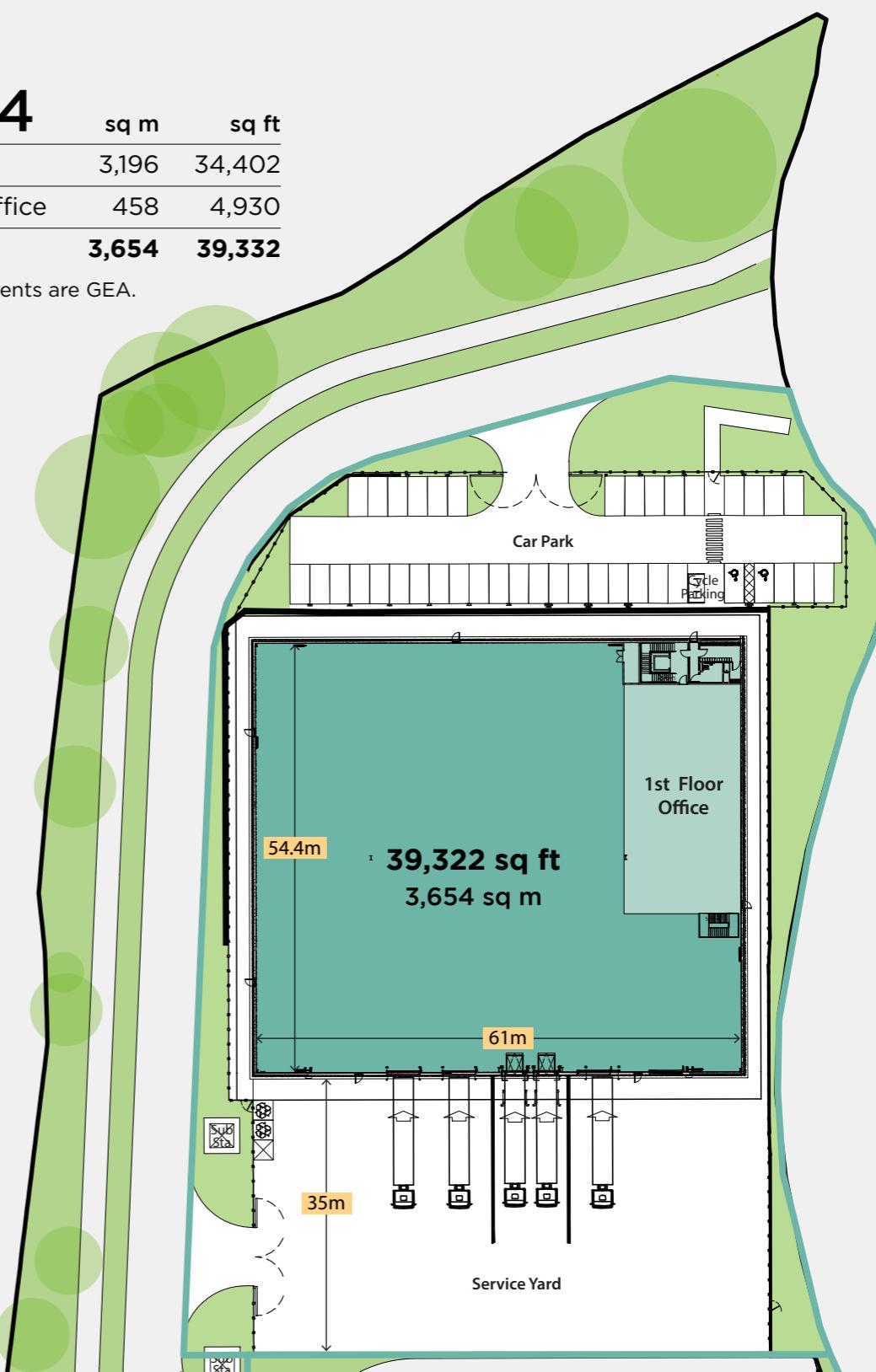
JUNCTION



## Unit 4

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

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





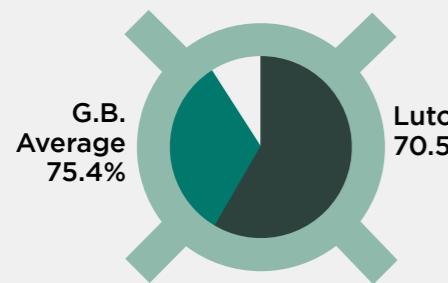
**PUSHING BOUNDARIES  
ON SPECIFICATION  
AND SUSTAINABILITY**

# LUTON DEMOGRAPHICS

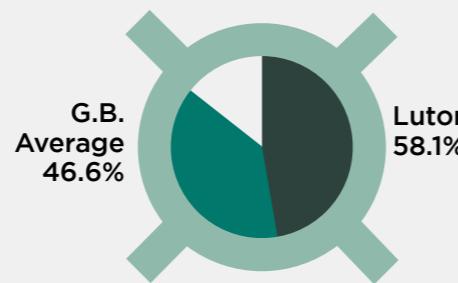
## Local workforce characteristics

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

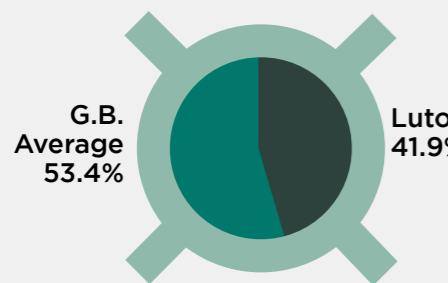
### Availability of labour - (Ages 16-64)



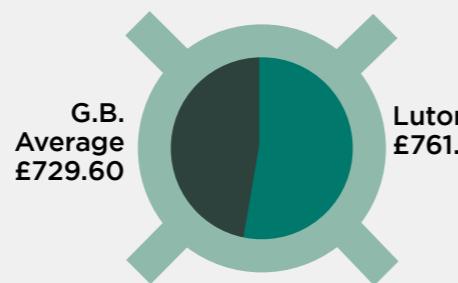
### Non-Office based workers % employed



### Office based workers % employed



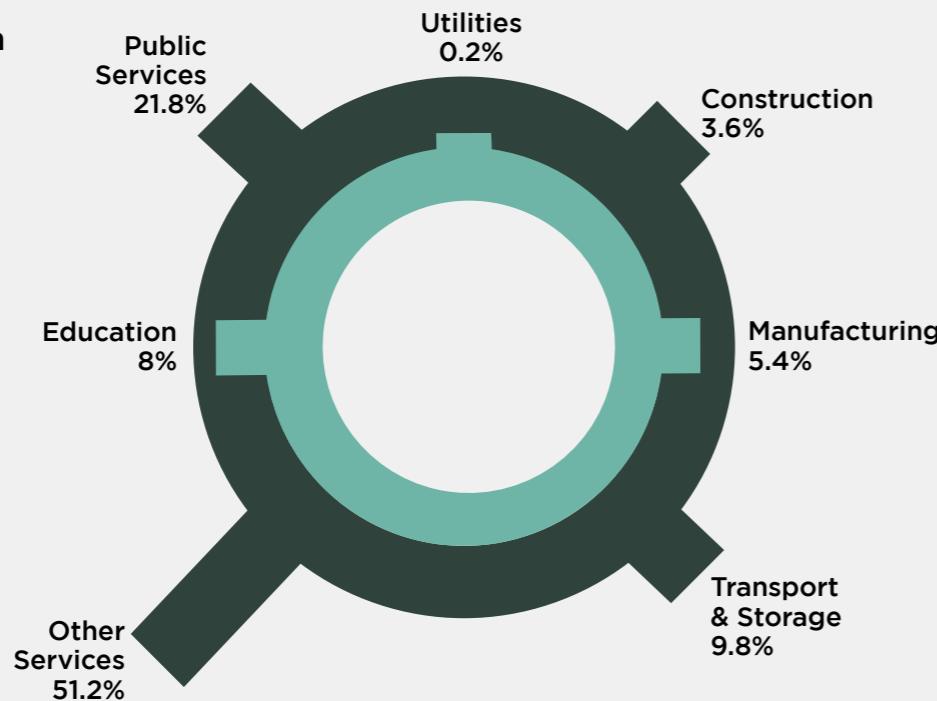
### Average gross weekly wages £ (2024)



## 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



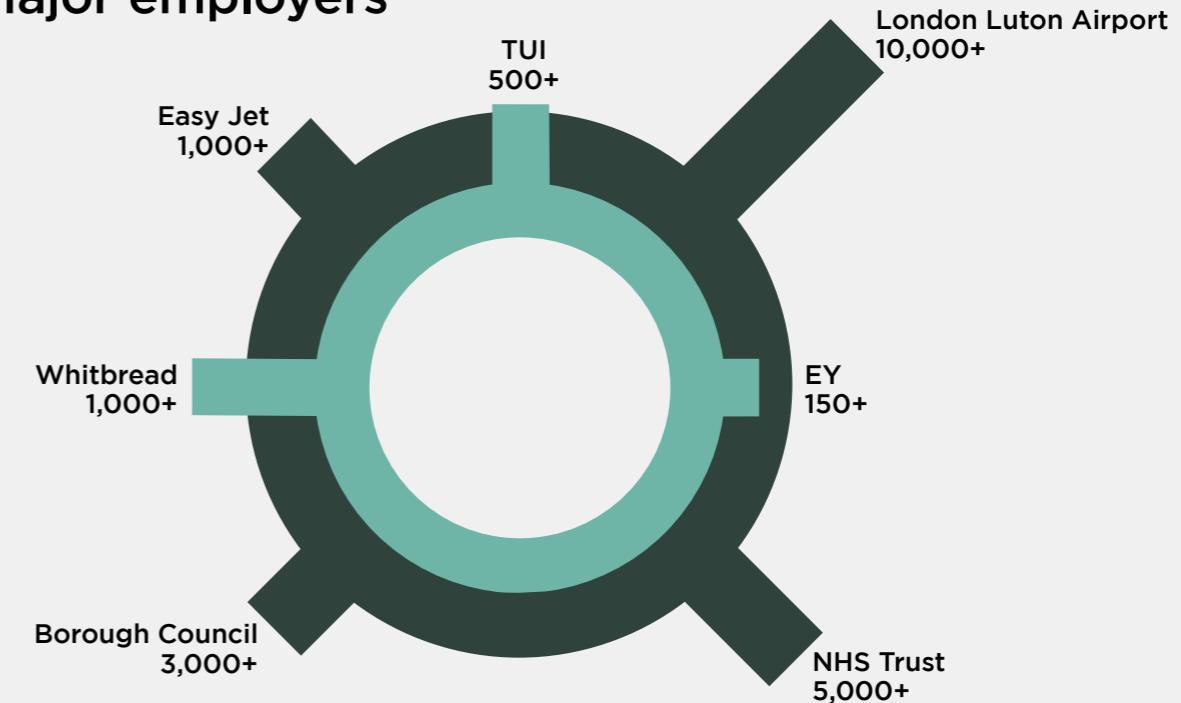
### Food



### Pharma



## 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

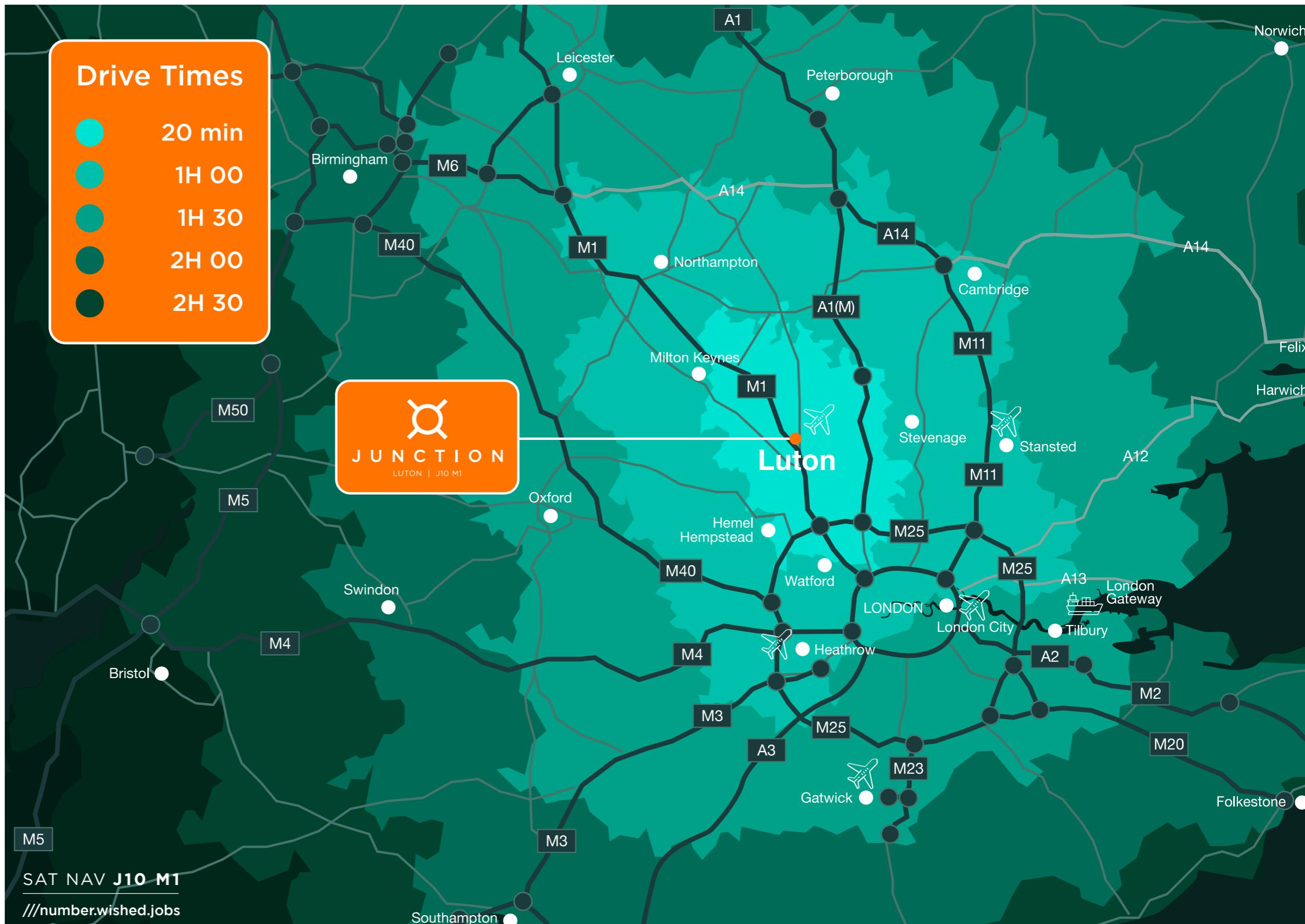
	miles	mins
Luton Airport	2	4
Luton Town Centre	2	10
M25 J21	11	13
Milton Keynes	23	40
Central London	32	80
Northampton	36	59
Heathrow Airport	38	73
Oxford	45	100
Stansted Airport	52	75
Gatwick Airport	75	125

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. October 2025.

Designed by  
