JUNCTION

LUTON | J10 M1

CONNECT EVERYWHERE

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

A development by Wrenbridge

junction-logistics.co.uk

Open Storage Plot G
2.19 acres

Open Storage Plot F
1.90 acres
Extra Parking / Lorry park

M1

Unit 1
Available To Let

PHASE 2
Unit 2
307,652 sq ft

PHASE 2
Unit 3
62,228 sq ft

PHASE 2
Unit 4
39,332 sq ft

A1081

J10

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.

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

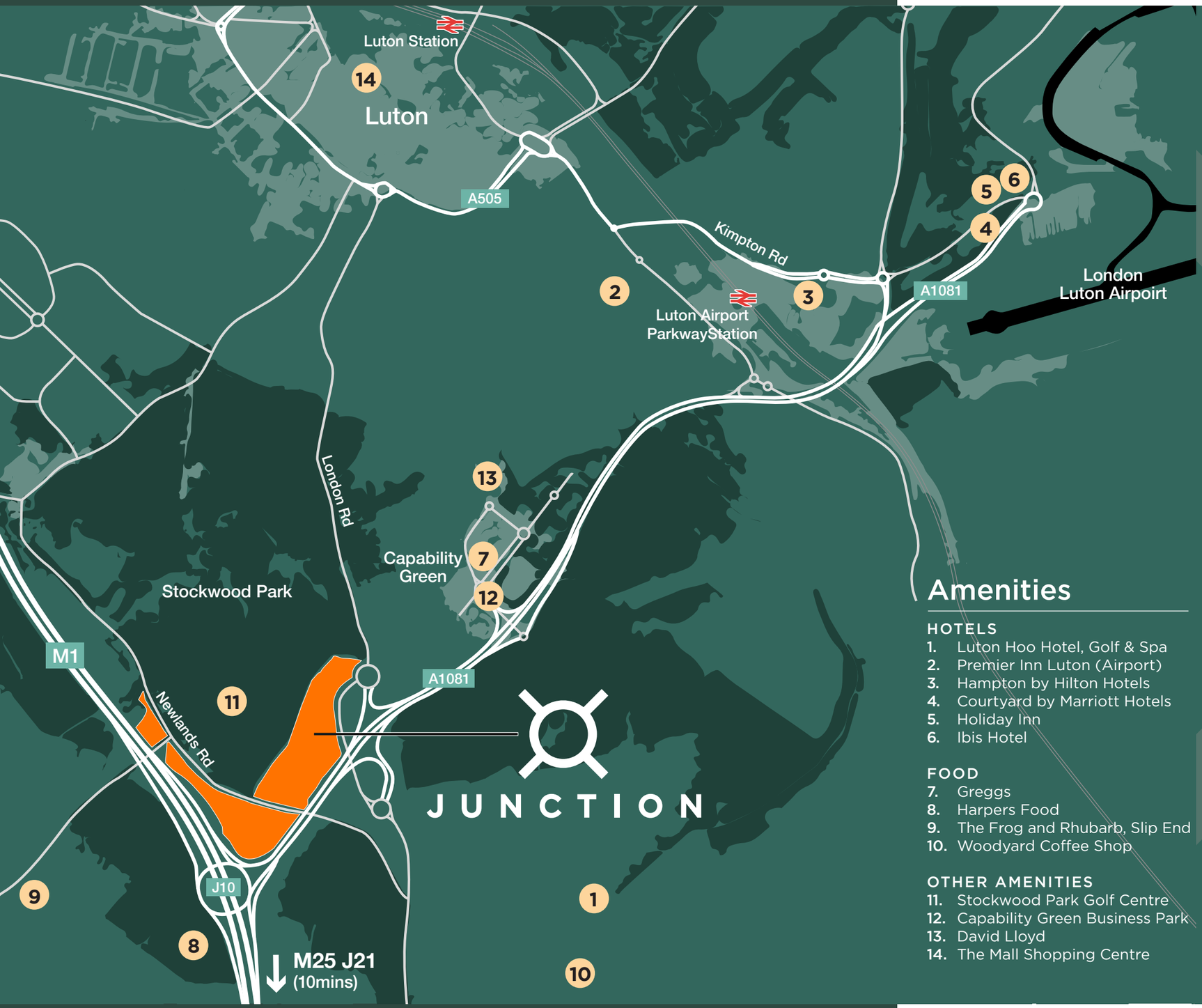
UNIT	ANNUAL GENERATION KWH	KWP MAX OUTPUT	ESTIMATED ANNUAL SAVINGS*
1	322,607	398	£116,138
2	569,775	609	£205,119
3	126,200	135	£45,432
4	134,309	144	£48,351

*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.

Open Storage Plot G
2.19 acres

Open Storage Plot F
1.90 acres
Extra Parking / Lorry park

Unit 4
39,332 sq ft

Unit 3
62,228 sq ft

Unit 2
307,652 sq ft

Unit 1
Available To Let
222,135 sq ft

Cycle Route
Service Yard
Service Yard
Gate House
Service Yard
Transport Office
Cycle Route
Gate House
Service Yard
Transport Office
Service Yard

NEWLANDS ROAD

M1

A1081

Open Storage sites
3.5MVA of power available

JUNCTION

M1 Junction 10



AVAILABLE TO LET

Unit 1

Offices	sq m	sq ft
Lower Ground	183.3	1,973
Ground	202.2	2,177
1st Floor	921	9,915
2nd Floor	934.3	10,057
Transport Offices		
Ground	185.5	1,997
1st 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.

18m Eaves Height

4 Level Access Doors

19 Dock Levellers

158 Car Parking Spaces

50KN PSM

50KN/SQ M Floor Loading Capacity

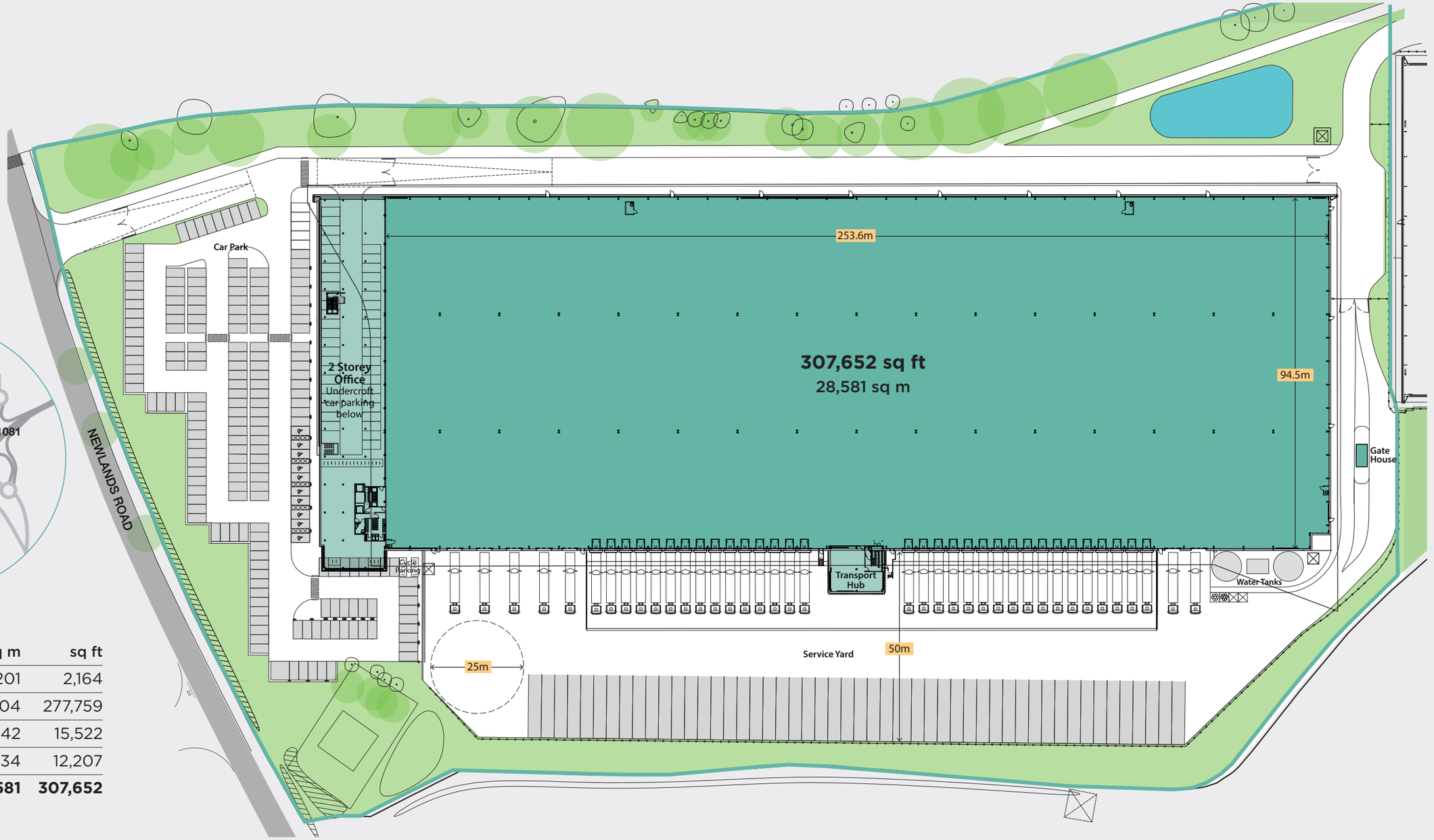
30 HGV Parking

Solar PV System of 585kWp

50m Yard Depth

2 MVA 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

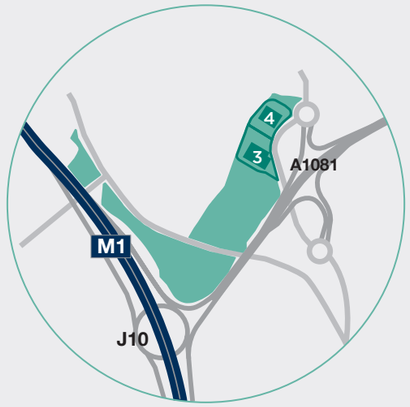
50m Yard Depth

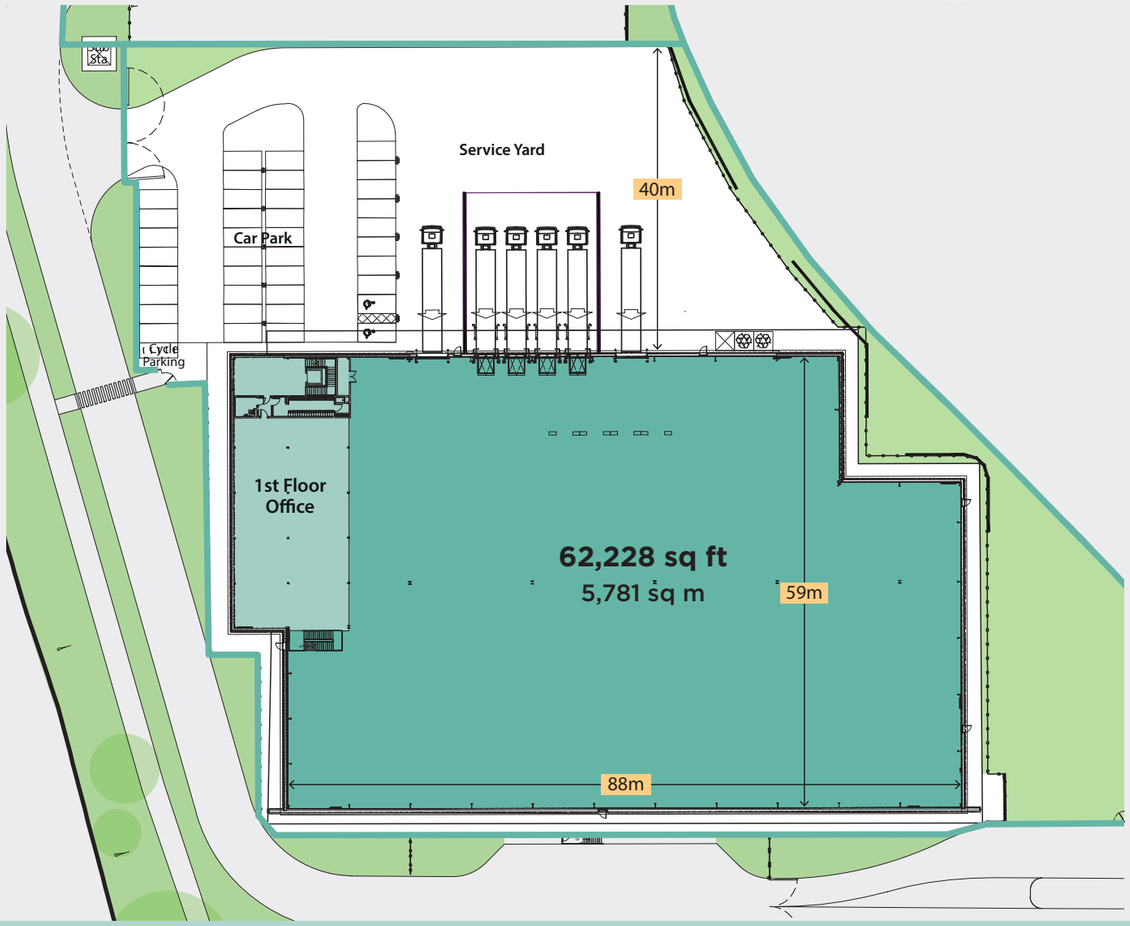
3.15MVA Power

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.



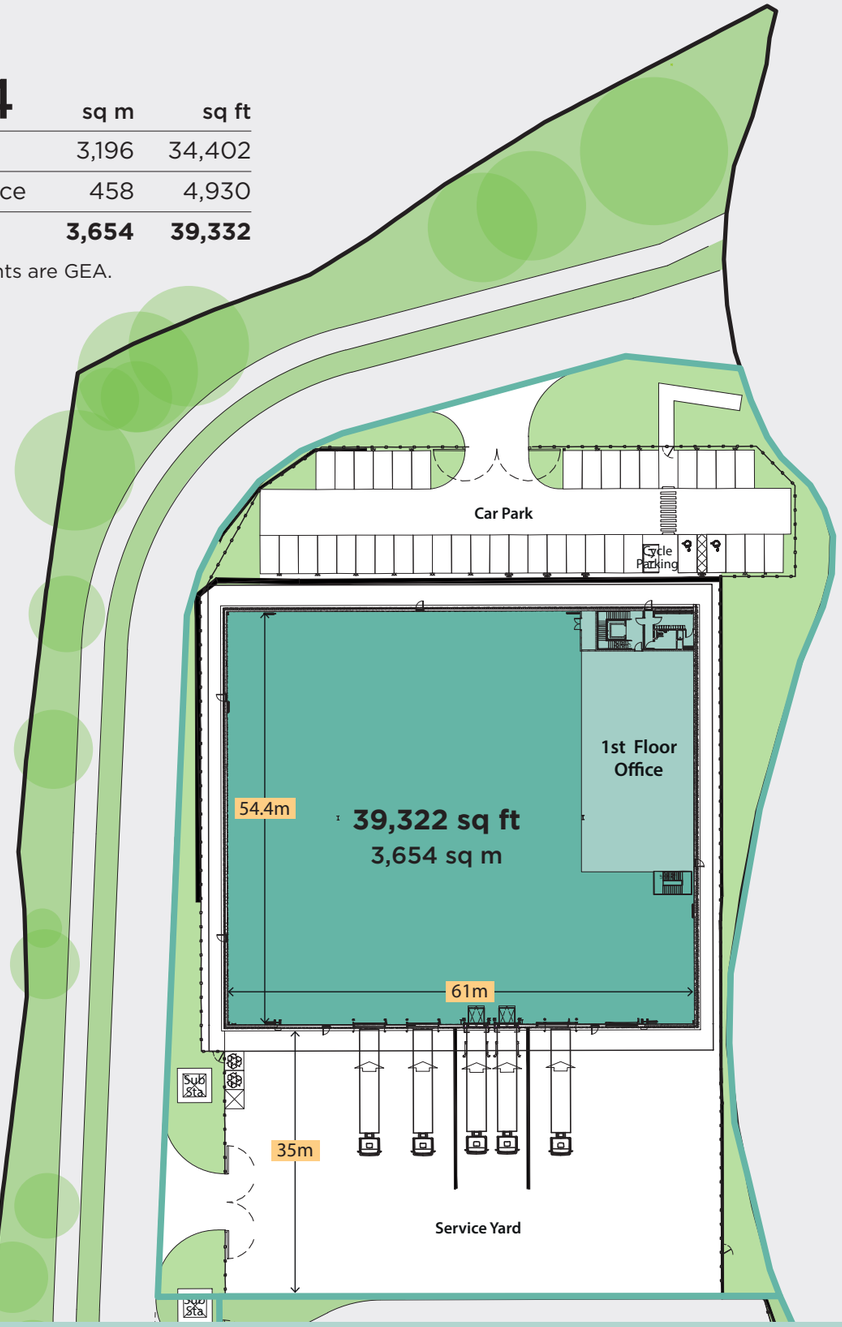


- 12m Eaves Height
- 2 Level Access Doors
- 4 Dock Levellers
- 38 Car Parking Spaces
- 20% EV Charging Points
- Solar PV System of 205kWp
- 40m Yard Depth
- 550kVA Power

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

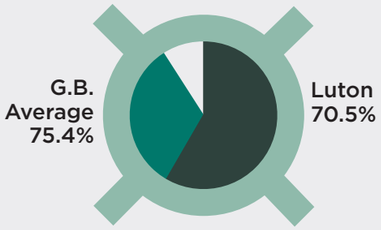
PUSHING BOUNDARIES ON SPECIFICATION AND SUSTAINABILITY

LUTON DEMOGRAPHICS

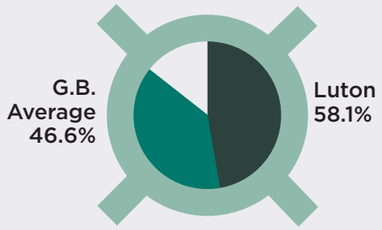
Local workforce characteristics

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

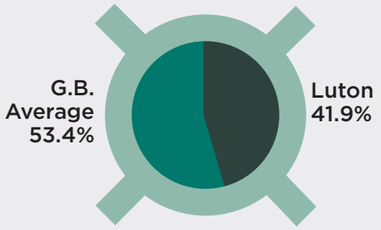
Availability of labour - (Ages 16-64)



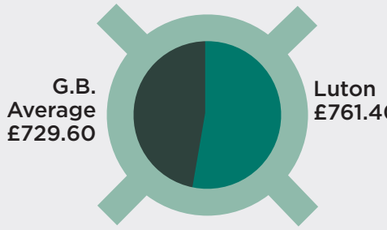
Non-Office based workers % employed



Office based workers % employed



Average gross weekly wages £ (2024)



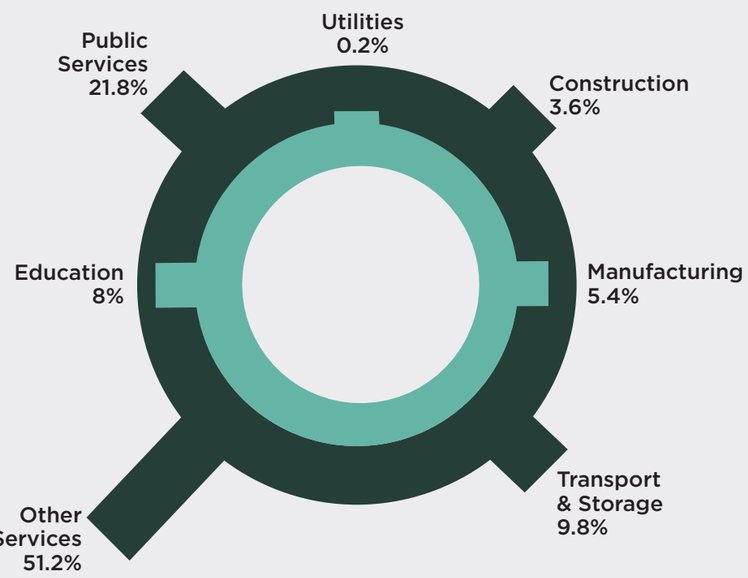
Notable occupiers

Distribution	JD.COM	TNT	dpd	4PX
Logistics/ Warehouse	amazon	Superdrug	LIDL	MENZIES AVIATION
Aerospace	GKN AEROSPACE	Gulfstream	easyJet	Signature AVIATION
Engineering	HAYWARD TYLER	EATON Powering Business Worldwide		
Food	Signature FLATBREADS	ARYZTA	ocado	
Pharma	BRISTOL LABORATORIES	smiths medical	AstraZeneca	

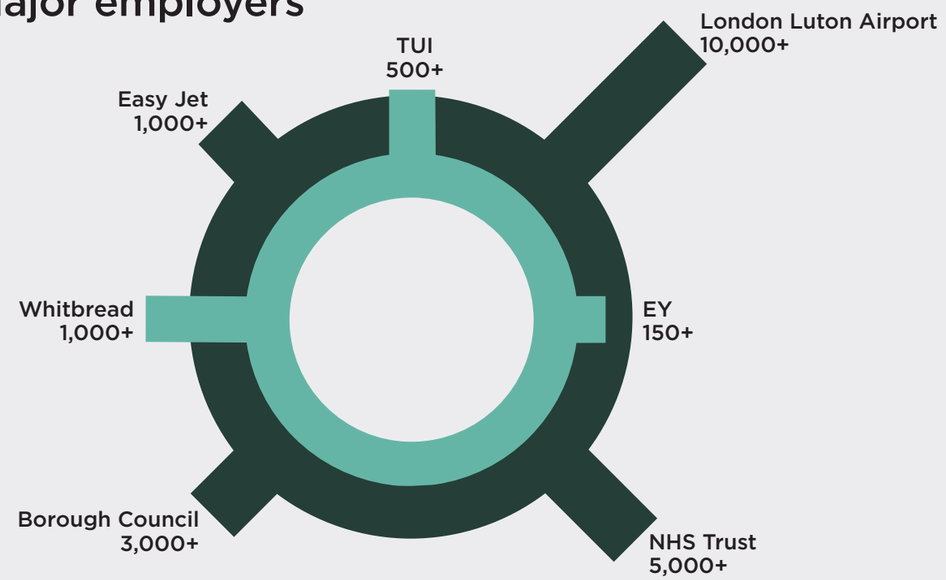
Employment

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



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

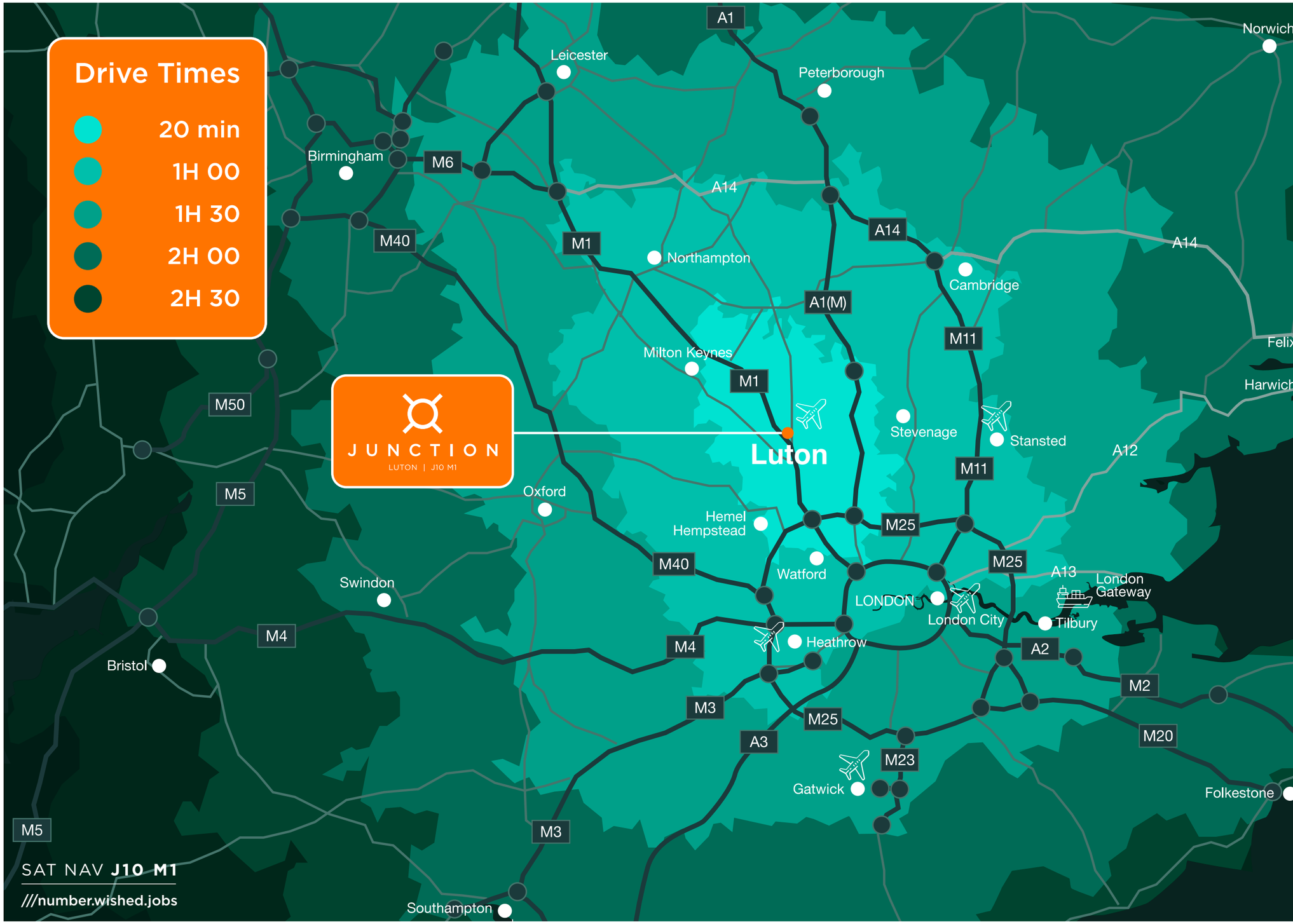
	miles	mins
Luton Airport	2	4
Luton Town Centre	2	10
M25 J21	11	13
Milton Keynes	23	40
Central London	32	80
Northampton	36	59
Heathrow Airport	38	73
Oxford	45	100
Stansted Airport	52	75
Gatwick Airport	75	125

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. February 2026.

Designed by HEKKTA