



# JUNCTION

LUTON | J10 M1

CONNECT EVERYWHERE

UNITS FROM 39,332 SQ FT TO 307,652 SQ FT  
DELIVERY Q1 2025

A development by  WRENBRIDGE

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

J  
U  
N  
C  
T  
I  
O  
N

Plot G

Plot F

M1

Unit 1  
221,258 sq ft

Unit 2  
307,652 sq ft

Unit 3  
62,228 sq ft

Unit 4  
39,332 sq ft

A1081

J10

**CONSTRUCTION STARTED  
ON 4 GRADE A UNITS  
39,332 - 307,652 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 South East.



# FUTURE-CENTRIC DESIGN AND CONSTRUCTION

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



# 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.

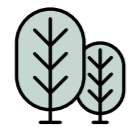
The development phases will create immediate employment for a large local workforce, as well as job opportunities with our future tenants.



EPC A+



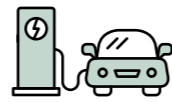
BREEAM Excellent



Extensive Landscaping



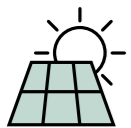
Grade A Specification



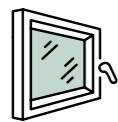
EV Car Charging



Cycle Lanes



Solar PV System



Improved Air Quality



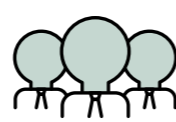
Running Paths



Nature Walks



Local Amenities

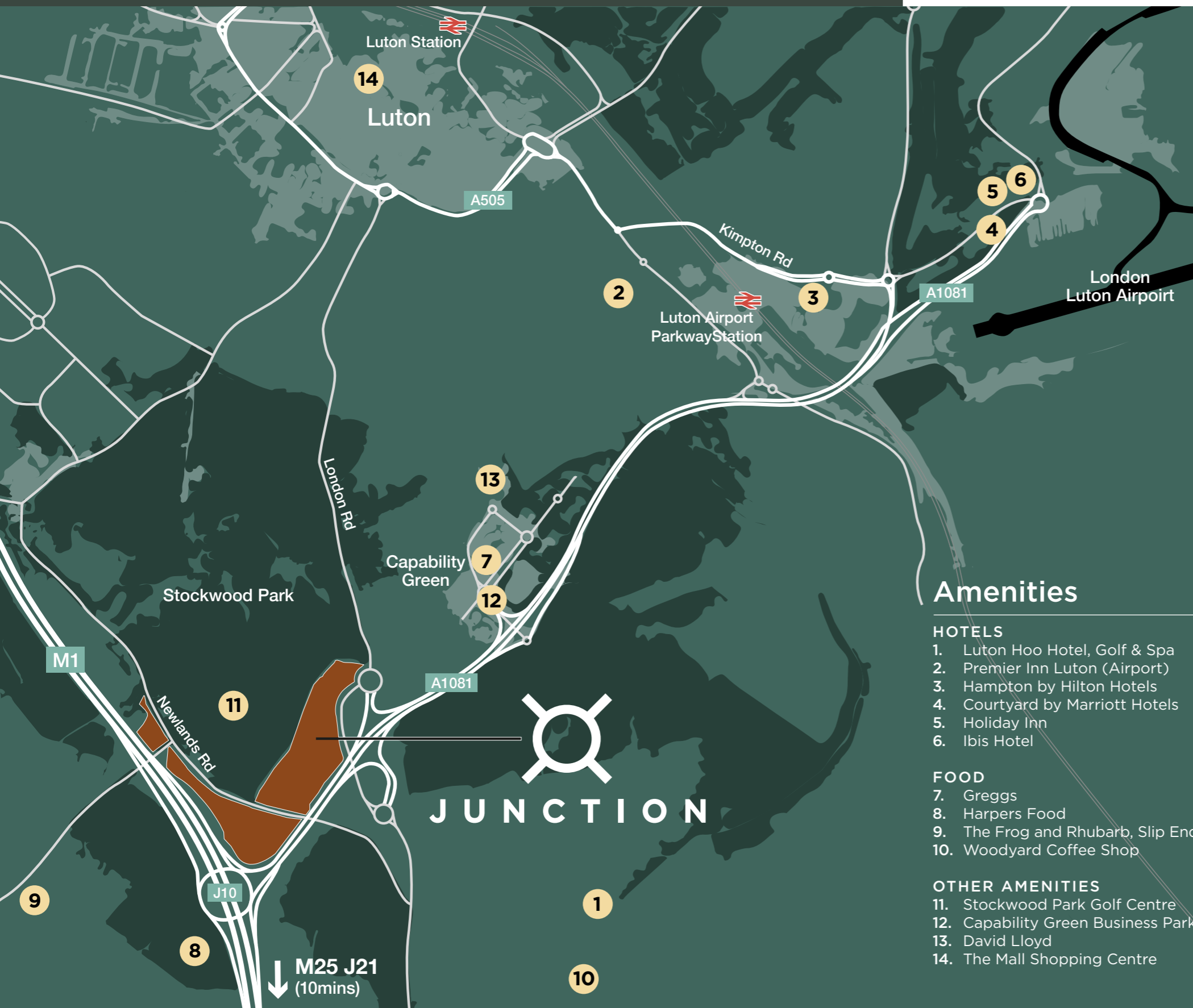


Large local workforce

## 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





## 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 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**  
39,332 sq ft

**Unit 3**  
62,228 sq ft

**Unit 2**  
307,652 sq ft

**Unit 1**  
221,258 sq ft

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

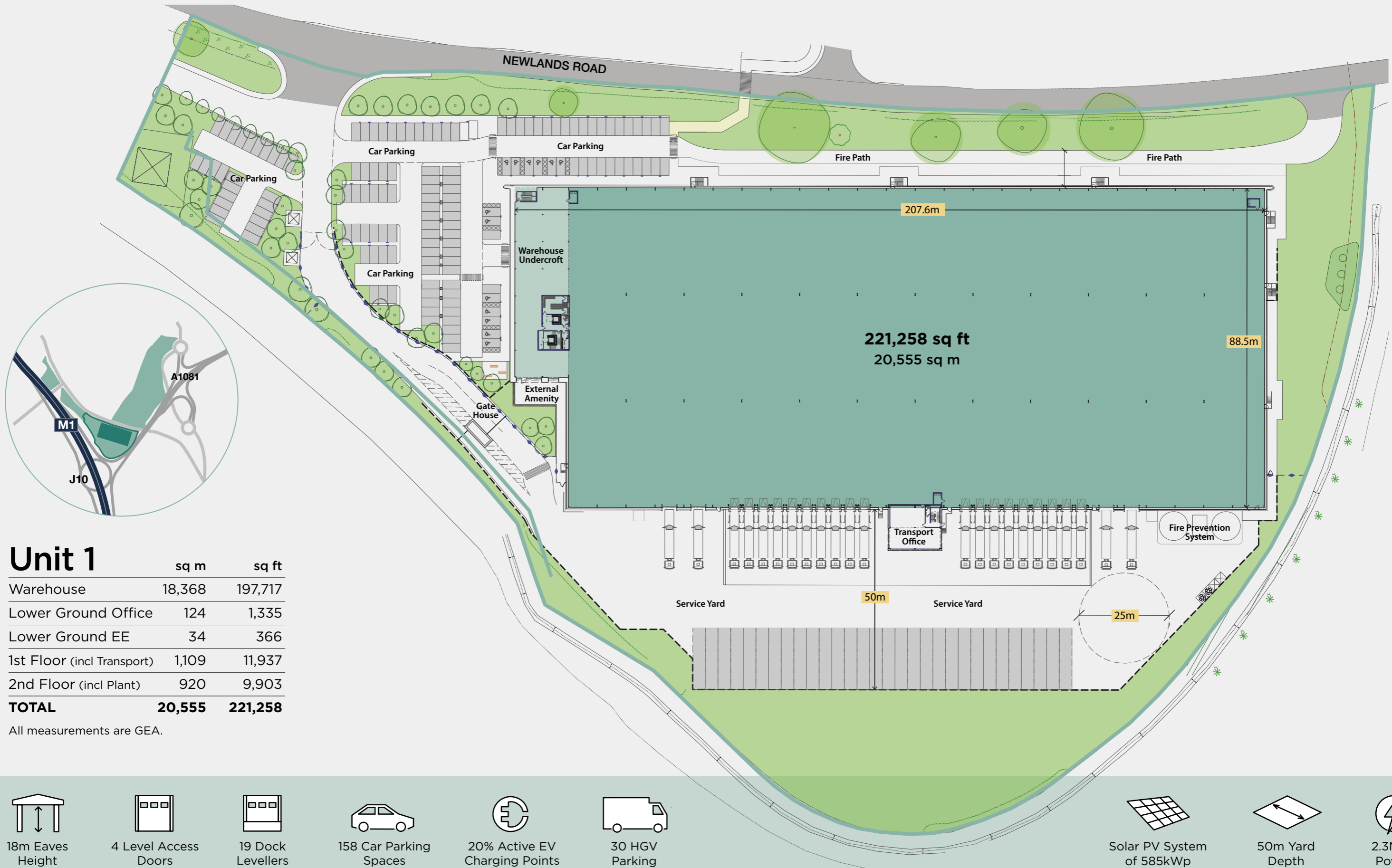
M1

NEWLANDS ROAD

A1081

M1 Junction 10





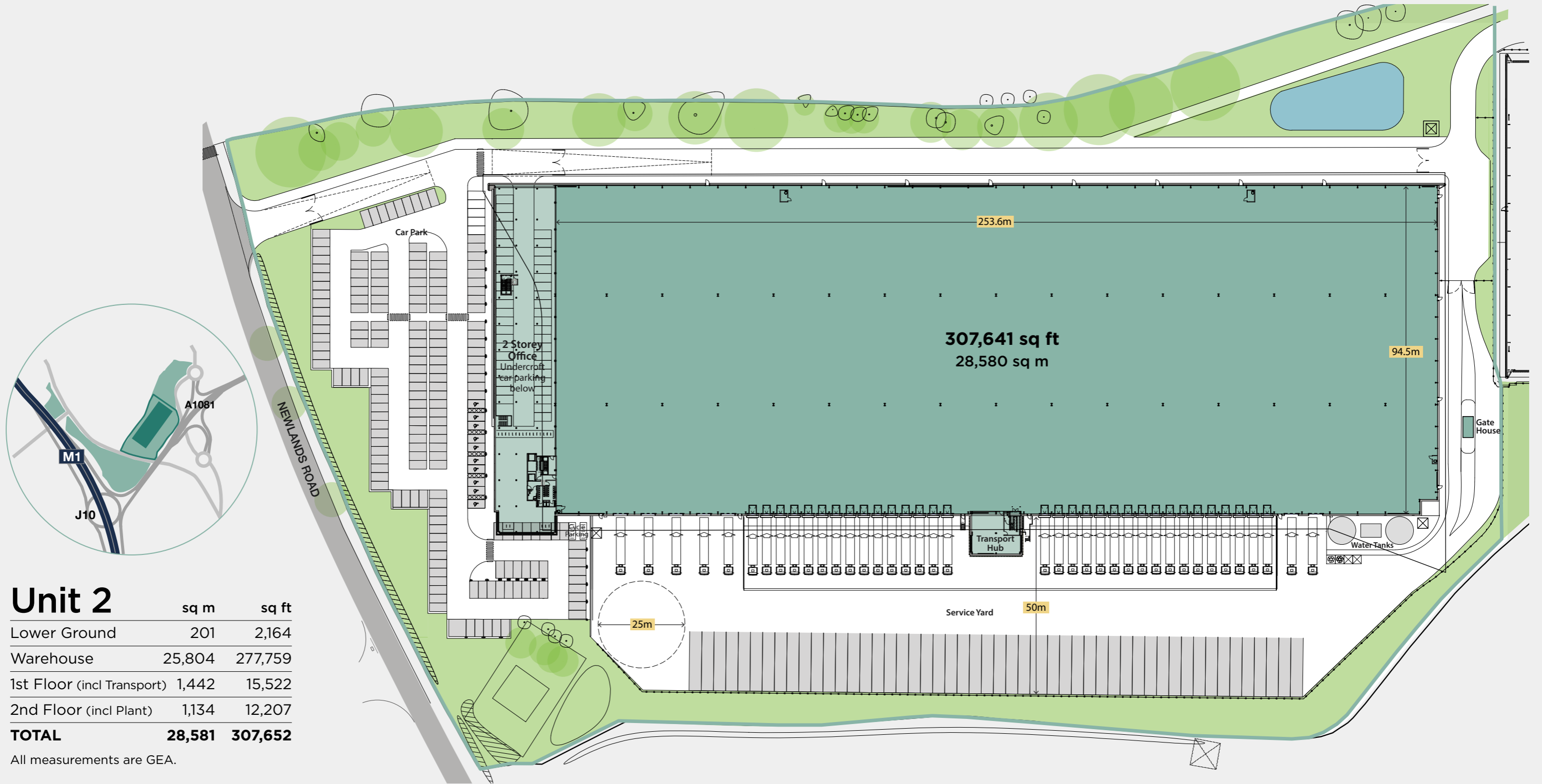
### Unit 1

	sq m	sq ft
Warehouse	18,368	197,717
Lower Ground Office	124	1,335
Lower Ground EE	34	366
1st Floor (incl Transport)	1,109	11,937
2nd Floor (incl Plant)	920	9,903
<b>TOTAL</b>	<b>20,555</b>	<b>221,258</b>

All measurements are GEA.

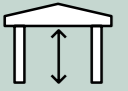






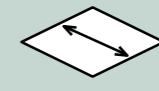

-   
 18m Eaves Height
-   
 4 Level Access Doors
-   
 19 Dock Levellers
-   
 158 Car Parking Spaces
-   
 20% Active EV Charging Points
-   
 30 HGV Parking
-   
 Solar PV System of 585kWp
-   
 50m Yard Depth
-   
 2.3MVA Power





	sq m	sq ft
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
<b>TOTAL</b>	<b>28,581</b>	<b>307,652</b>

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

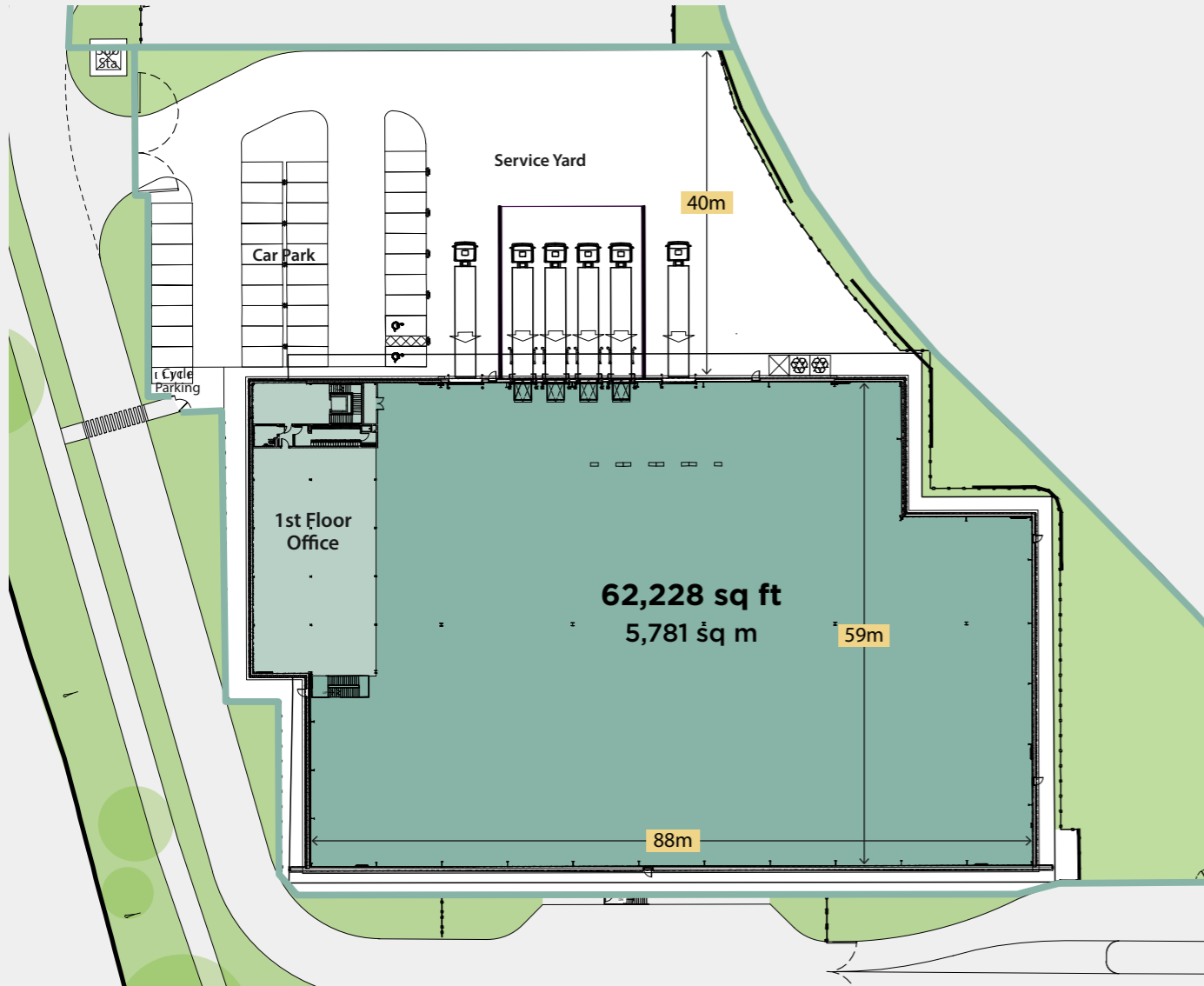
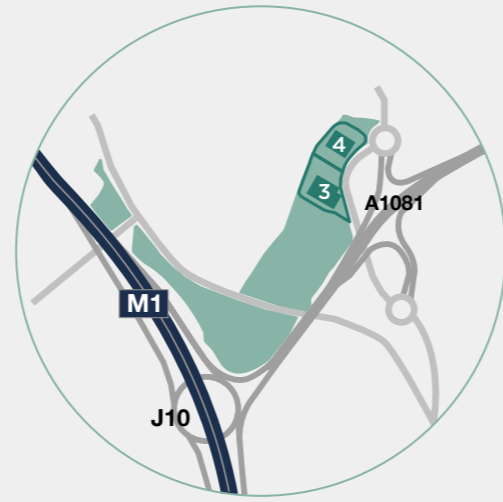




# Unit 3

	sq m	sq ft
Warehouse	5,092	54,811
1st Floor Office	693	7,460
<b>TOTAL</b>	<b>5,785</b>	<b>62,271</b>

All measurements are GEA.

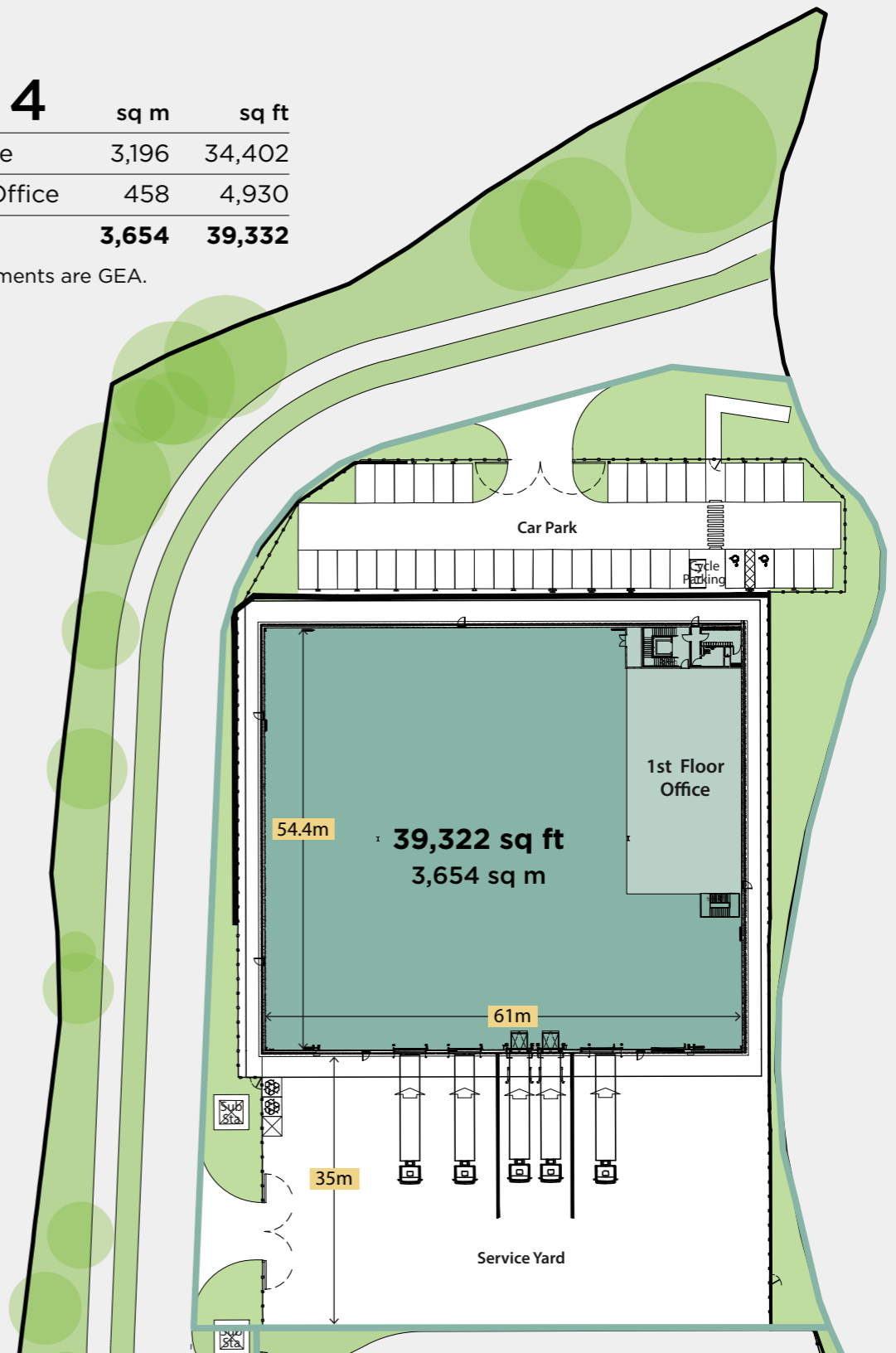


- 12m Eaves Height
- 2 Level Access Doors
- 4 Dock Levellers
- 38 Car Parking Spaces
- 20% EV Charging Points
- Solar PV System of 205kWp
- 40m Yard Depth
- 550kVA Power

# 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

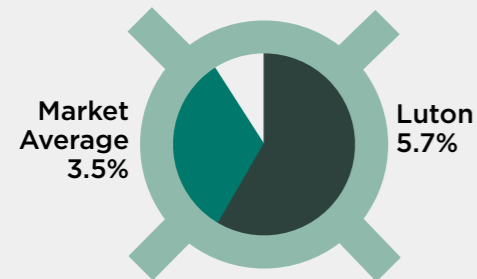


# LUTON DEMOGRAPHICS

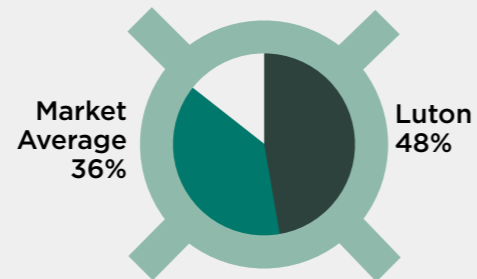
## Local workforce characteristics

Source: National Statistics, Labour Force Survey

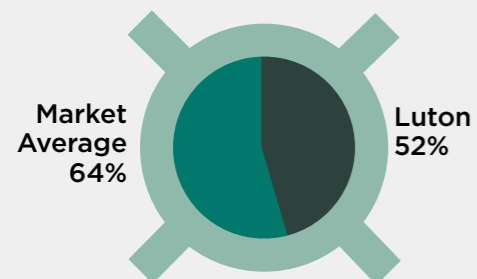
Availability of labour - rate Aug 2022



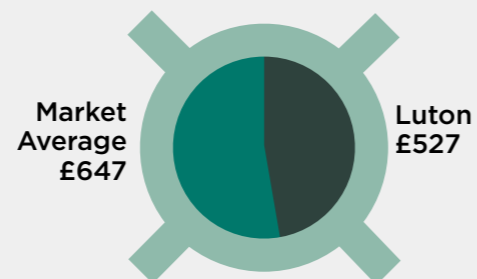
Non-Office based workers % employed 2021



Office based workers % employed 2021



Average gross weekly wages £ 2021

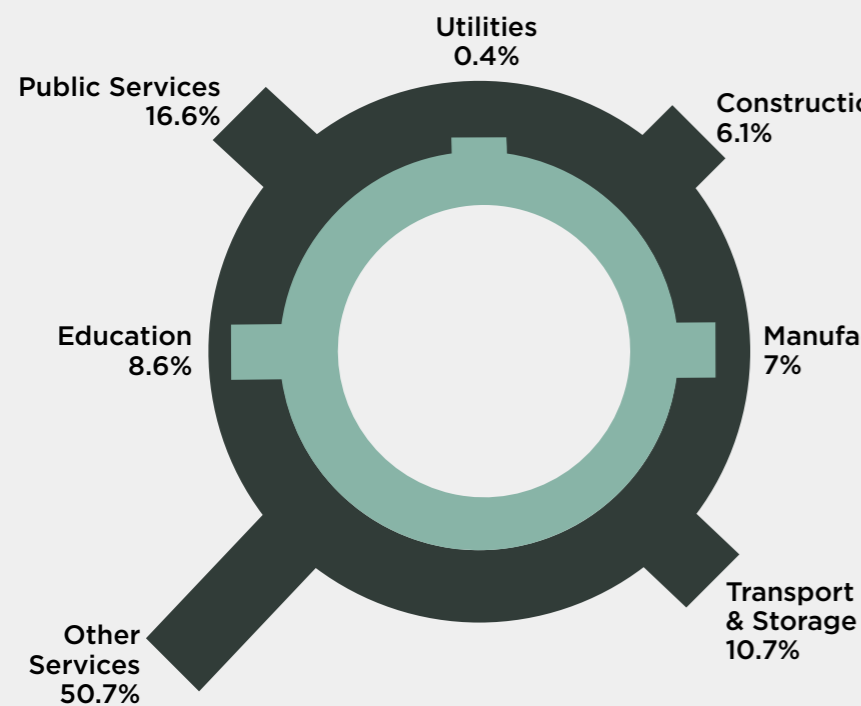


## Employment

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.

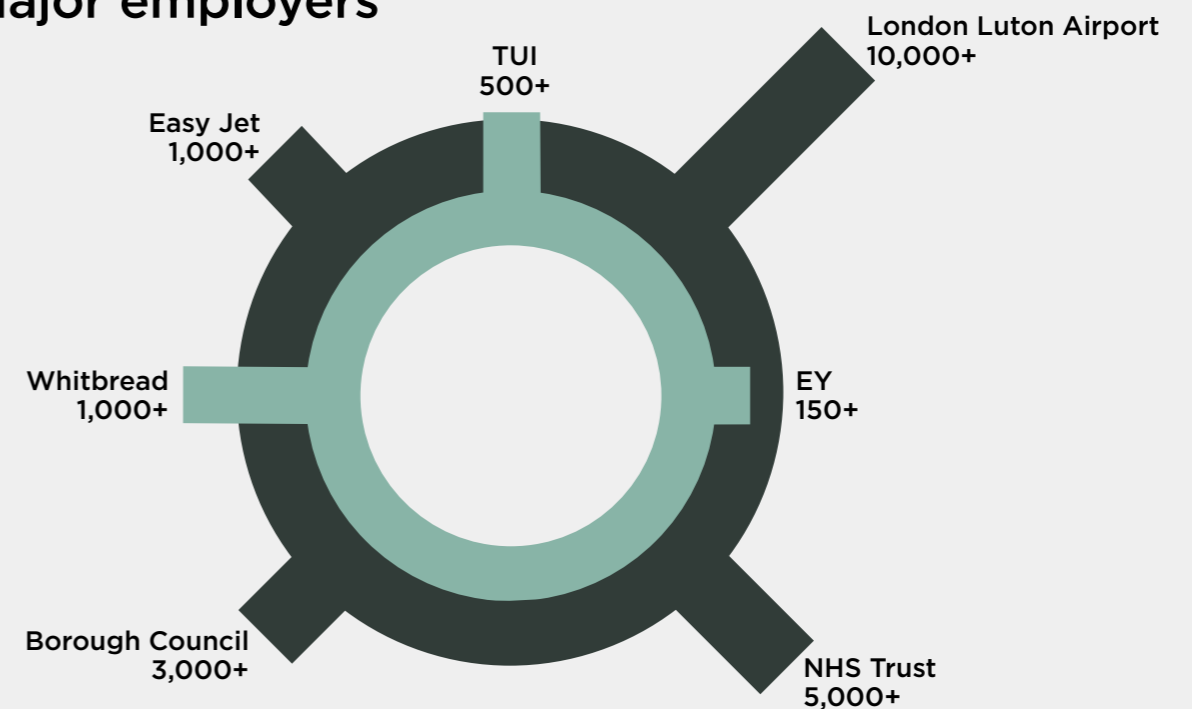
Source: Oxford Economics



## 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
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



SAT NAV J10 M1  
///number.wished.jobs



## Contact our joint agents for more information

**AVISON  
YOUNG**

John Allan  
07540 694 611  
[john.allan@avisonyoung.com](mailto:john.allan@avisonyoung.com)

Chris Proctor  
07798 690 234  
[chris.proctor@avisonyoung.com](mailto:chris.proctor@avisonyoung.com)

**CBRE**

Hannah Stainforth  
07500 990 467  
[hannah.stainforth@cbre.com](mailto:hannah.stainforth@cbre.com)

Alex Schofield  
07971 067 984  
[alex.schofield@cbre.com](mailto:alex.schofield@cbre.com)

Anna Worboys  
07447 928 239  
[anna.worboys@cbre.com](mailto:anna.worboys@cbre.com)

**adroit**  
REAL ESTATE ADVISORS

Lloyd Spencer  
07768 480 937  
[lspencer@adroitrealestate.co.uk](mailto:lspencer@adroitrealestate.co.uk)

Steve Williams  
07860 708 665  
[swilliams@adroitrealestate.co.uk](mailto:swilliams@adroitrealestate.co.uk)

Dan Jackson  
07841 684 870  
[djackson@adroitrealestate.co.uk](mailto:djackson@adroitrealestate.co.uk)

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

[///number.wished.jobs](http://///number.wished.jobs)

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. March 2024.

Designed by  
**HEKTA**