

PANATTONI PARK LUTON

WWW.PPLUTON.COM

M1/J11A | LUTON ROAD | LUTON | LU4 9TT

WAREHOUSE/MANUFACTURING UNIT

346,132 SQ FT

TO LET AVAILABLE NOW

POSITIONED ON JUNCTION 11A OF THE M1

40 MILES TO CENTRAL LONDON

DEDICATED BUS STOP WITH
ROUTES TO LOCAL AMENITIES

LOADING ON 2 ELEVATIONS

PANATTONI PARK LUTON

SAT NAV LU4 9TT

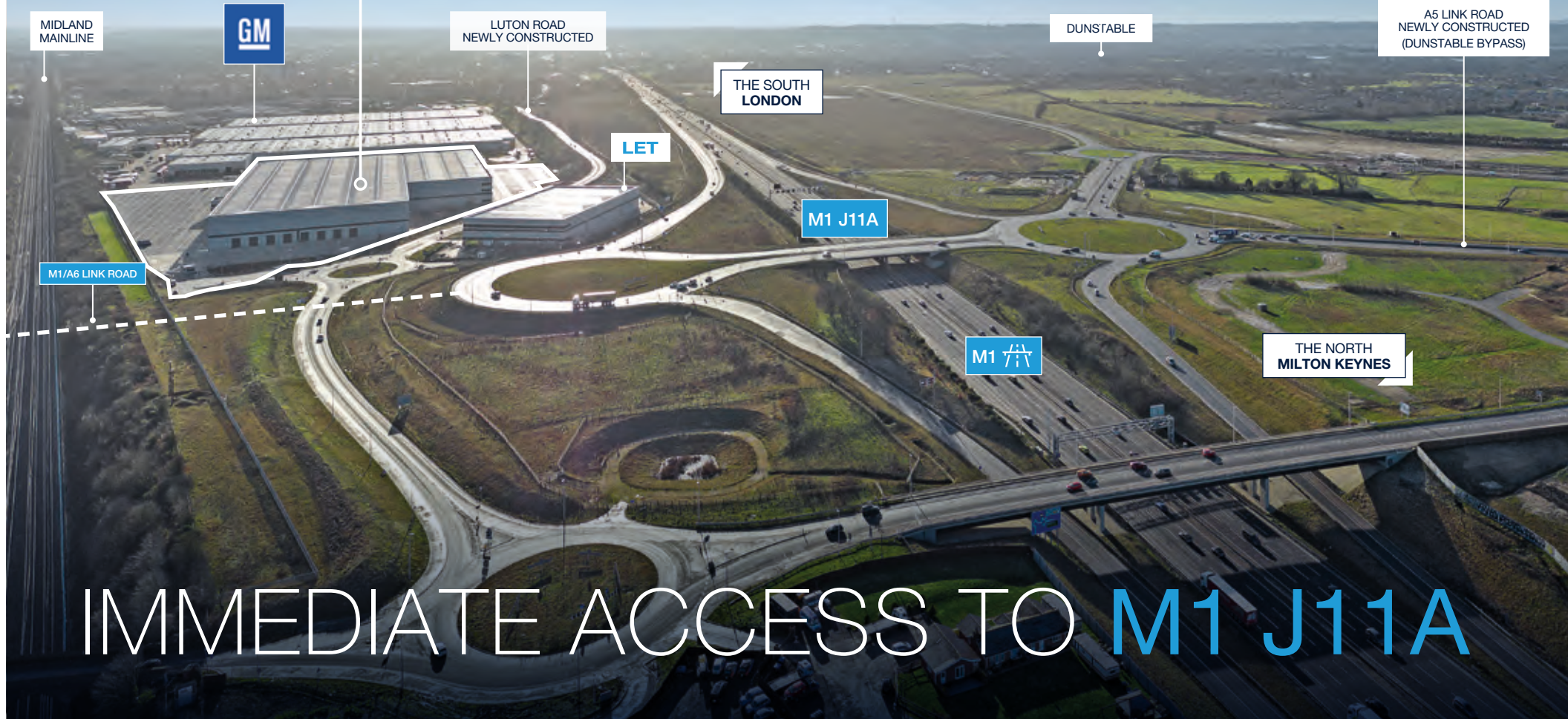
TO LET AVAILABLE NOW

PANATTONI PARK LUTON 346

PANATTONI PARK LUTON OFFERS IMMEDIATE ACCESS TO THE NATIONAL MOTORWAY NETWORK VIA THE NEWLY DEVELOPED JUNCTION 11A OF THE M1.

It is an ideal location from which to serve Greater London, the Midlands and the North. In addition, formal approval has been granted for a new link road from junction 11a of the M1 to the A6, improving the scheme's access to the A1.

Panattoni Park Luton offers great proximity to central London, being only a 21 minute HGV drive to junction 21 of the M25 and just 12 miles from London Luton Airport.



MIDLAND MAINLINE

GM

LUTON ROAD NEWLY CONSTRUCTED

LET

M1 J11A

DUNSTABLE

A5 LINK ROAD NEWLY CONSTRUCTED (DUNSTABLE BYPASS)

THE SOUTH LONDON

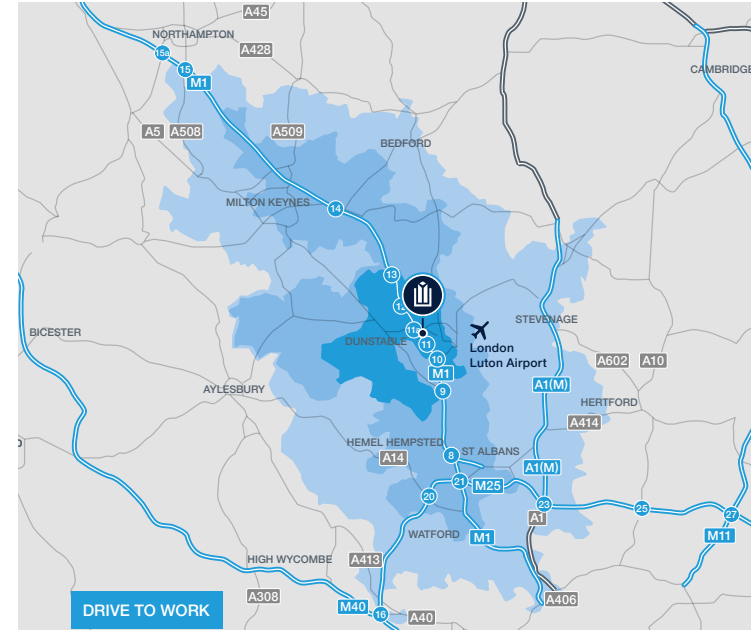
THE NORTH MILTON KEYNES

M1/A6 LINK ROAD

IMMEDIATE ACCESS TO M1 J11A

DEMOGRAPHICS

Panattoni Park Luton is an ideal location from which to serve Greater London, the Midlands and the North.



POPULATION WITHIN DRIVE TO WORK TIMES



SUITABLE WORKFORCE



WORKING AGE POPULATION



The scheme is the latest development in a well established and successful industrial and logistics location, easily accessible to the large and suitably skilled local workforce.

Panattoni Park Luton benefits from its own dedicated bus service, serving employees throughout the surrounding area. The site bus stop is located at the entrance roundabout to the north of the site. The road infrastructure around the site has also been improved to accommodate traffic free cycle lanes.



HGV DRIVE TIMES

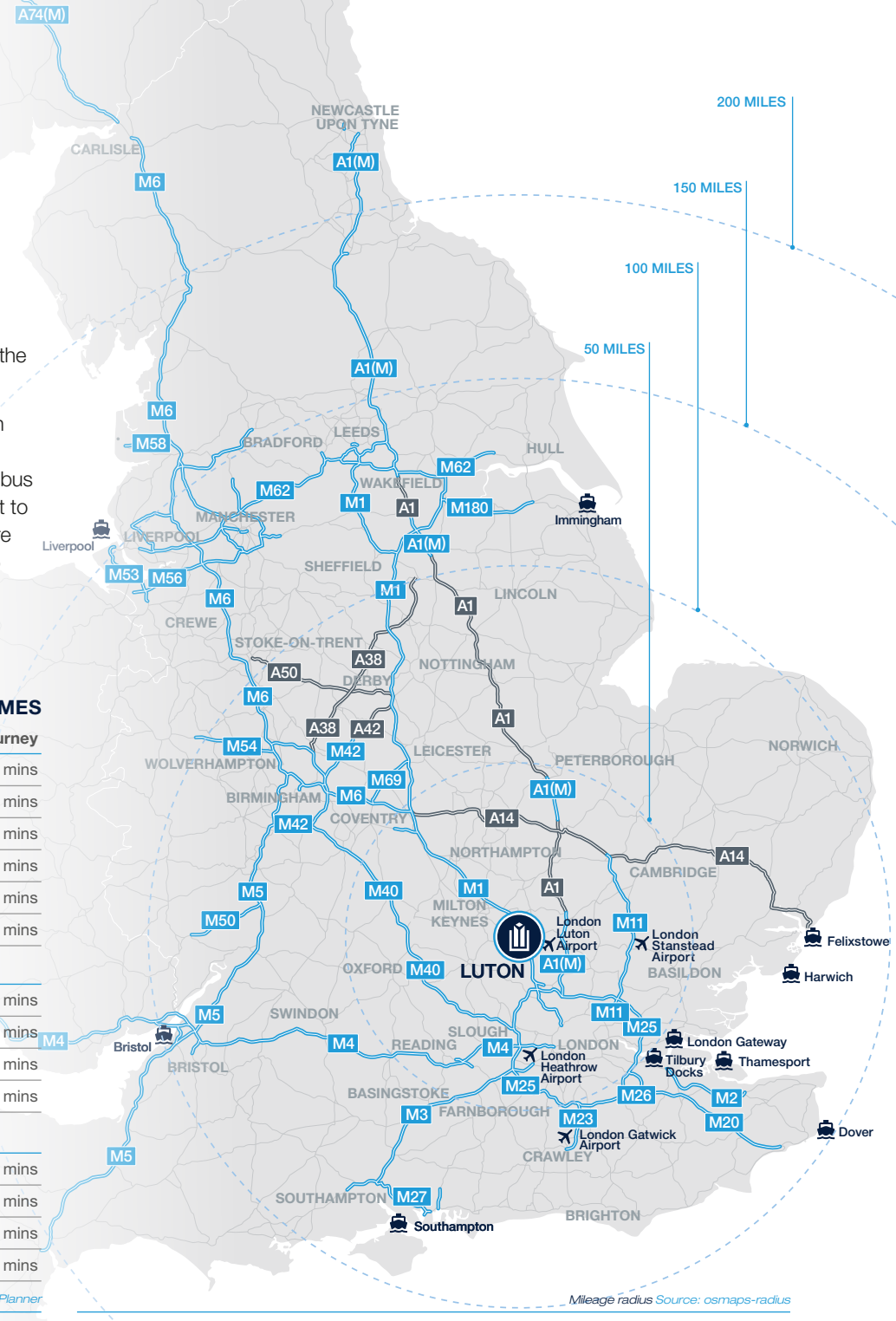
PLACES	Distance	Journey
London Luton	12 miles	24 mins
London Heathrow	41 miles	49 mins
London Stansted	58 miles	1 hr 6 mins
London Gatwick	77 miles	1 hr 27 mins

AIRPORTS

London Luton	12 miles	24 mins
London Heathrow	41 miles	49 mins
London Stansted	58 miles	1 hr 6 mins
London Gatwick	77 miles	1 hr 27 mins

PORTS

London Gateway	69 miles	1 hr 22 mins
Southampton	102 miles	1 hr 57 mins
Felixstowe	116 miles	2 hrs 8 mins
Dover	122 miles	2 hrs 15 mins



PANATTONI PARK
LUTON

WAREHOUSE/DISTRIBUTION UNIT

AVAILABLE NOW

15m
CLEAR INTERNAL
HEIGHT

15%
ROOF
LIGHTS

2.5
MVA

50kN/m²
FLOOR
LOADING

FM2
FLOORING

90m
YARD
DEPTH

38
DOCK
DOORS

8
LEVEL ACCESS
DOORS

43
HGV PARKING
SPACES

319
CAR PARKING
SPACES

CYCLE
PARKING
SPACES

DEDICATED
BUS STOP

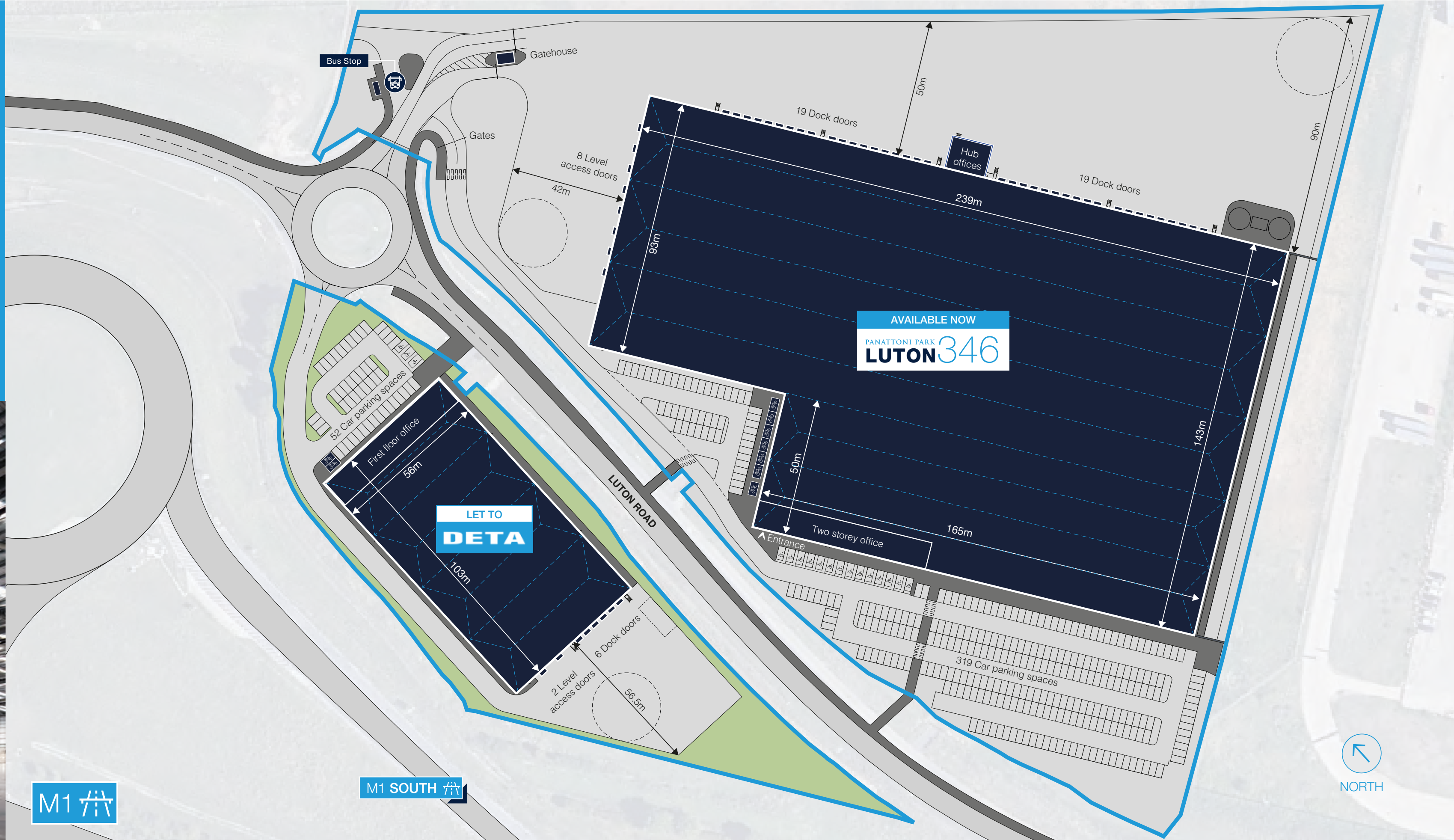


PANATTONI PARK
LUTON 346

Warehouse		327,503 sq ft	30,426 sq m
Office	2nd floor	6,370 sq ft	592 sq m
	1st floor	6,369 sq ft	592 sq m
	Ground floor	1,027 sq ft	95 sq m
Hub office	1st floor	1,997 sq ft	186 sq m
	Ground floor	2,030 sq ft	189 sq m
Gate house		271 sq ft	25 sq m
Plant deck	2nd floor	565 sq ft	53 sq m
TOTAL		346,132 sq ft	32,158 sq m

BREEM[®] Built to BREEM rating of 'Very Good'
EPC rating of 'A 21'

A21



PANATTONI

Panattoni is the world's largest privately owned industrial developer with **33 offices** across the globe, having developed over **370 million sq ft**. Since 1st October 2017, Panattoni has committed to more than **8.5 million sq ft** of new projects in the UK with a development value of over **£1bn**.

Panattoni has an enviable record which we are justly proud of, but we have our eye firmly fixed on the future. Overall, our aim is to provide customers with the quality of product on which their business can depend. This is achieved through our continual investment in engineering improvement and employing a 'best in class' supply chain, supported through our experienced delivery team.

www.panattoni.co.uk

M1

M1 SOUTH



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VIRTUAL TOUR SCAN ME



UK LOCATION



SITE ACCESS



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