



GOODMAN LONDON LUTON

Pre-let opportunities from 200,000 – 1.2m sq ft

Luton Road, Chalton, LU4 9TT

Logistics space for supply chain efficiency



Goodman London Luton will see the delivery of a first-class commercial park, providing up to 1.2 million sq ft of industrial and distribution space, constructed to a Grade A specification.

Located adjacent to J11a of the M1, customers can service Greater London on a same-day basis, combined with excellent connectivity to the Midlands and the North.

Key benefits:



Outline planning secured



Fully-serviced cleared site available for immediate delivery



7MVA of power



Market-leading property specification



All units targeting a BREEAM 'Excellent' rating and A+ EPC



Investment in renewable technologies, including full rooftops of solar PV



Pre-lets available from 200,000 sq ft up to 1.2m sq ft

AERIAL VIEW



J11A

Goodman London Luton

Midlands Mainline

M1



Goodman London Luton will combine sustainably designed warehouse space with high quality landscaping, creating a premium workplace environment.



INDICATIVE MASTERPLAN

Unit 1	sq ft	sq m
Warehouse	384,480	35,719
Offices	20,360	1,891
Transport office	5,000	465
TOTAL	409,840	38,075

Unit 2	sq ft	sq m
Warehouse	256,990	23,875
Offices	12,925	1,200
Transport office	5,000	465
TOTAL	274,915	25,540

Unit 3	sq ft	sq m
Warehouse	164,320	15,265
Offices	10,290	956
TOTAL	174,610	16,221

Unit 4	sq ft	sq m
Warehouse	269,640	25,050
Offices	16,110	1,496
Transport office	5,000	465
TOTAL	290,750	27,011

Unit 5	sq ft	sq m
Warehouse	89,750	8,338
Offices	8,750	813
TOTAL	98,500	9,151

Warehouse space
 Office space



INDICATIVE SINGLE UNIT LAYOUT

1,121,825 sq ft

Unit 1	sq ft	sq m
Warehouse	1,055,949	98,100
Offices including ground floor core	55,576	5,163
Transport office	10,000	929
Gatehouse	300	28
TOTAL	1,121,825	104,220



Warehouse space
Office space

A place of growth and opportunity

The area's large available workforce and high percentage of employees in transportation and logistics make the site ideally suited to businesses operating across the manufacturing and distribution sectors. This, combined with the location's excellent consumer reach, ensure it's perfectly-placed to deliver supply chain efficiencies.



Benefit from competitive wage costs and a suitable skills base.



GROSS WEEKLY PAY

£585.10

Luton

£628.60

East

£613.10

UK



EMPLOYEE JOBS BY INDUSTRY – TRANSPORTATION AND LOGISTICS

10%

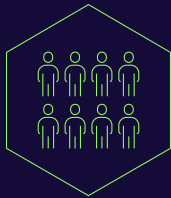
Luton

5.6%

East

5.1%

UK



ONE OF THE LARGEST TOWNS IN SOUTH EAST ENGLAND

A population of more than

215,000

residents



Source: ONS and Think Luton, 2021

LOCATION

The site's strategic M1 location and proximity to the M25 – just 17 miles from Junction 21 – provide fast access to Central London with a population of 7.1m people within a 60-minute drivetime (Source: Esri & Michael Bauer Research, 2023).

London Luton Airport is within a 10-mile drive, with a cargo centre capable of handling 28,000 tonnes of cargo each year.

ROAD

M1 J11A	1 mile
M25 J21	17 miles
Central London	39 miles
M1 / M6	55 miles
Birmingham	83 miles

AIRPORTS

London Luton Airport	10 miles
London Heathrow	39 mile
London Stansted	58 miles

PORTS

London Gateway	64 miles
Port of Southampton	99 miles
Port of Felixstowe	114 miles
Port of Dover	120 miles



CONTACT US

Goodman+

ENQUIRE NOW

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