

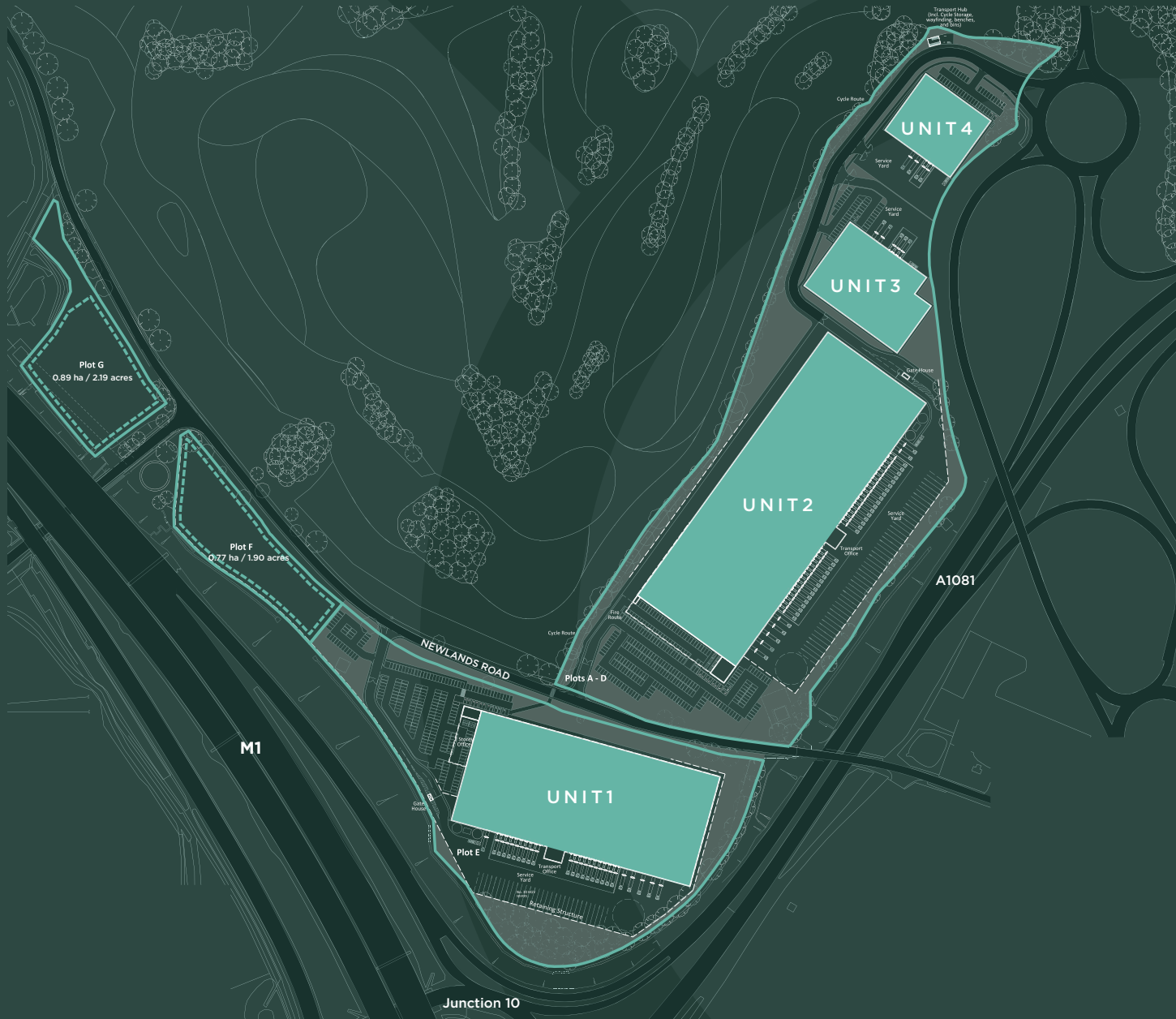


JUNCTION

LUTON | M1 J10

37 ACRE GATEWAY LOGISTICS SITE

Planning submitted



UNIT 1	SQ M	SQ FT
Warehouse	17,285	186,059
Office	1,515	16,308
Plant Deck	233	2,508
Transport Hub	172	1,851
TOTAL	19,205	206,726

Eaves height	18m
Loading doors	24
Car parking spaces	201
HGV parking	30

UNIT 2	SQ M	SQ FT
Warehouse	26,014	280,020
Office	2,352	25,318
Plant Deck	225	2,422
Transport Hub	189	2,034
TOTAL	28,780	309,794

Eaves height	18m
Loading doors	39
Car parking spaces	267
HGV parking spaces	50

UNIT 3	SQ M	SQ FT
Warehouse	5,352	57,610
1st Floor Office	601	6,469
TOTAL	5,953	64,079

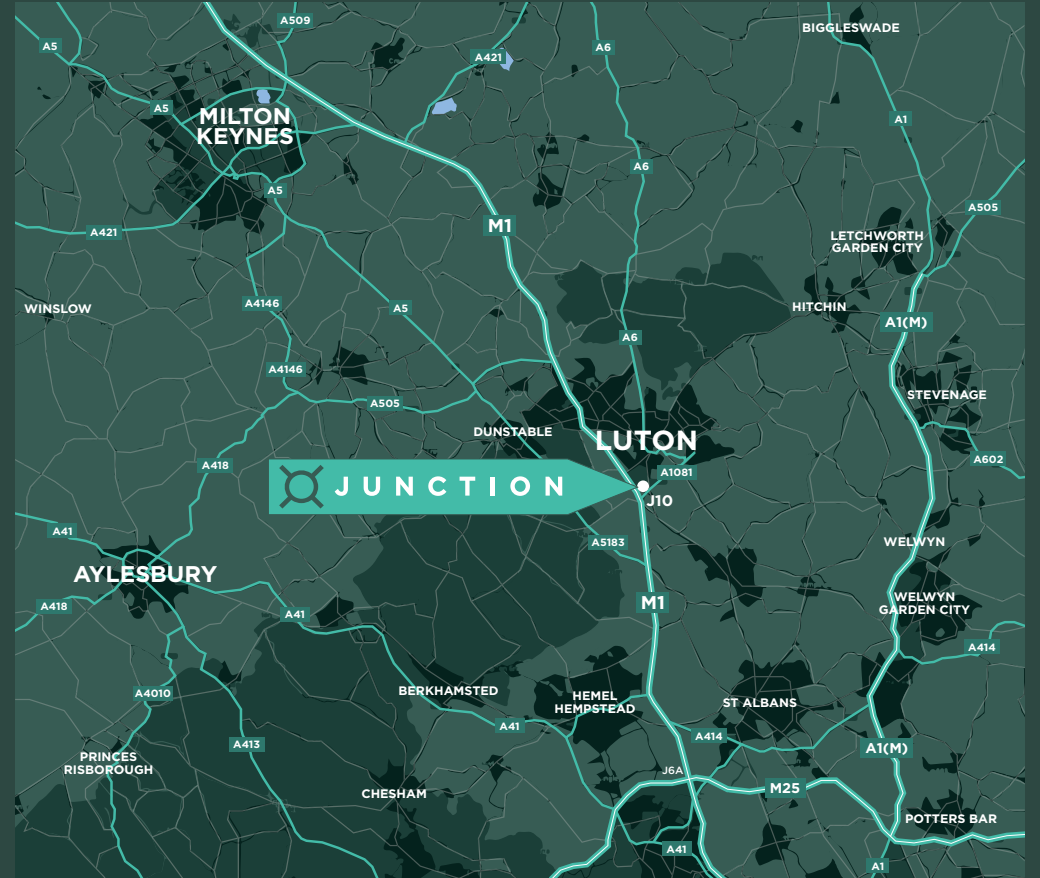
Eaves height	12m
Loading doors	6
Car parking spaces	40

UNIT 4	SQ M	SQ FT
Warehouse	3,395	36,544
1st Floor Office	558	6,006
TOTAL	3,953	42,550

Eaves height	12m
Loading doors	5
Car parking spaces	40

Gross External Areas





LOCATED ON J10 OF THE M1, JUST 10 MINUTES FROM THE M25 J21 (M1/J6A)

PUSHING BOUNDARIES ON SPECIFICATION AND SUSTAINABILITY

- EPC A+
- BREEAM Excellent
- Grade A specification
- Extensive Landscaping and Amenity
- Large local workforce

junction-logistics.co.uk

A Development by  WRENBRIDGE and Morgan Stanley

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