

**HILLWOOD PARK**  
**LUTON**  
SUNDON PARK ROAD, LU3 3BL

**NEW MULTI-UNIT INDUSTRIAL / LOGISTICS DEVELOPMENT**  
8 units ranging from 14,251 – 79,975 sq ft (1,324 – 7,430 sq m)

PLANNING PERMISSION SUBMITTED

AVAILABLE FROM Q4 2026



[WWW.HILLWOODPARKLUTON.CO.UK](http://WWW.HILLWOODPARKLUTON.CO.UK)

**HILLWOOD**  
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Hillwood Park Luton is a new industrial and logistics scheme located to the north west of Luton in the established Sundon Park Industrial Estate off Sundon Park Road, providing good access onto the wider road network and excellent links to the key infrastructure routes of the M1, A5 and A6.

The site is accessible from Junction 11A of the M1 to the North and Junction 11 of the M1 via Luton town, adjacent to the A5 link road and Houghton Regis Urban Extension.

The nearest train stations are Leagrave, approximately 1.2 miles, and Luton Central, 5 miles away miles to the south.

Both provide frequent services into London with travel times of c.40 minutes with a train every 15-20 minutes on average. Bus routes, 23 and 23a, Luton Town centre to Houghton Regis runs along Sundon Park Road.

The site is an ideal location from which to serve the South East, 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 M1.

More than £5bn of inward investment is planned and underway, including a £1.7bn town centre regeneration, a new football stadium and proposals for sustainable airport growth.



## DRIVE TIMES

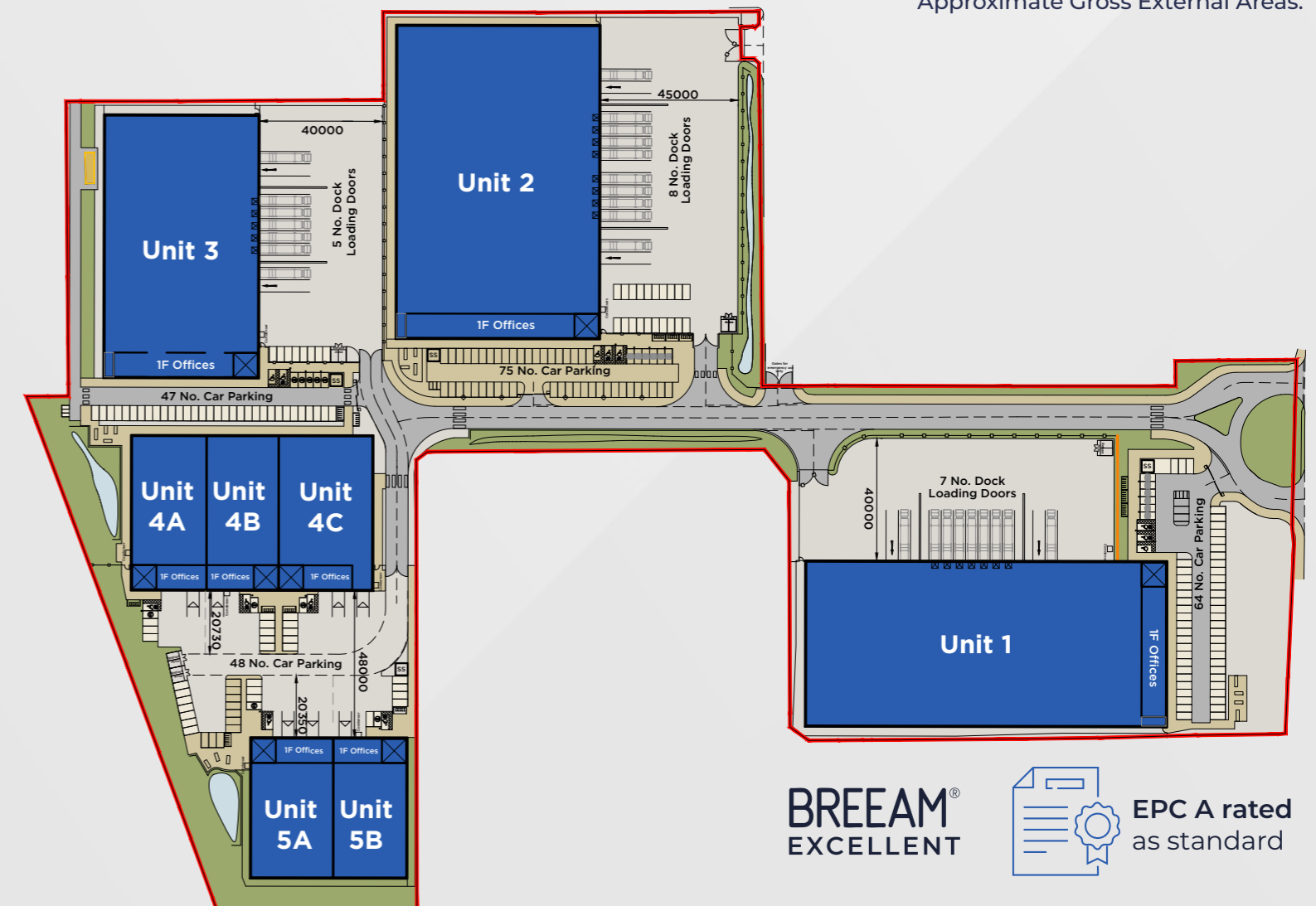
M1 junction 11A	2.5 miles	6 mins
Luton Town Centre	4.3 miles	12 mins
London Luton Airport	8.4 miles	14 mins
M25	16 miles	24 mins
M1/M6 junction	48 miles	1 hr 1 mins
Central London	40 miles	1 hr 19 mins
Birmingham	82 miles	1 hr 40 mins

 **regrowth.zones.city**  
POSTCODE: LU3 3BL

## SCHEDULE OF ACCOMMODATION

UNIT 1	74,152 SQ FT	6,889 SQ M	UNIT 4B	14,983 SQ FT	1,392 SQ M
UNIT 2	79,975 SQ FT	7,430 SQ M	UNIT 4C	19,105 SQ FT	1,775 SQ M
UNIT 3	51,817 SQ FT	4,814 SQ M	UNIT 5A	15,930 SQ FT	1,480 SQ M
UNIT 4A	15,779 SQ FT	1,466 SQ M	UNIT 5B	14,251 SQ FT	1,324 SQ M

Approximate Gross External Areas.



**BREEAM**  
EXCELLENT



## FURTHER INFORMATION

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